

BAL HARBOUR

- VILLAGE -

Mayor Seth E. Salver
Vice Mayor David Wolf
Councilman Jeffrey P. Freimark
Councilman Alejandro Levy
Councilman Buzzy Sklar

Village Manager Jorge M. Gonzalez
Village Clerk Dwight S. Danie
Village Attorneys Weiss Serota
Helfman Cole & Bierman, P.L.

Bal Harbour Village Council

Regular Meeting Agenda

April 20, 2026

At 6:30 PM

Bal Harbour Village Hall • Council Chamber • 655 96th Street • Bal Harbour • Florida 33154

This meeting will be conducted in person. The meeting will also be broadcast on our website at <https://balharbourfl.gov/government/village-clerk/minutes-and-agendas/>. Members of the public are also encouraged to participate by email (meetings@balharbourfl.gov) or by telephone at 305-865-6449.

*BHV Who We Are, Vision, Mission, Values / The Bal Harbour Experience
[The Bal Harbour Experience.pdf](#)*

ROLL CALL / CALL TO ORDER

REQUESTS FOR ADDITIONS, WITHDRAWALS AND DEFERRALS

PRESENTATIONS AND AWARDS

- PA1** Proclamation - Autism Acceptance Month
- PA2** Recognition - Raj Singh as Part of the Village's 80th Anniversary "Portraits of Bal Harbour"
- PA3** Presentation - Government Finance Officers Association (GFOA) Certificate of Achievement for Excellence in Financial Reporting for the Fiscal Year 2024

CONSENT AGENDA

C6 - COUNCIL MINUTES

- C6A** Approval of Minutes
[VillageCouncilRetreatMinutes_February26-27_2026.pdf](#)
[VillageCouncil-RegularCouncilMeetingMinutes_March17_2026.pdf](#)

C7 - RESOLUTIONS

C7A Resolution Ratifying Unity of Title for 9999 Collins Avenue Units CAB31 and CAB32

A RESOLUTION OF BAL HARBOUR VILLAGE, FLORIDA RATIFYING THE BUILDING OFFICIAL'S APPROVAL OF THE UNITY OF TITLE SUBMITTED BY ERIC HERSCHMANN TRS; TO COMBINE UNITS CAB31 AND CAB32 LOCATED IN THE OCEAN FRONT DISTRICT AT 9999 COLLINS AVENUE INTO ONE UNIT; PROVIDING FOR IMPLEMENTATION AND FOR AN EFFECTIVE DATE.

[Item Summary - Unity of Title - 9999 Collins Ave Units ADA.pdf](#)

[Memorandum - Unity of Title - 9999 Collins Ave Units ADA.pdf](#)

[Resolution - Unity of Title - 9999 Collins Ave Units ADA.pdf](#)

[Attachment - UOT 9999 Collins Ave CAB 31 & CAB 32 ADA.pdf](#)

[Attachment - Property Appraiser 9999 Collins Ave Cab 31 ADA.pdf](#)

[Attachment - Property Appraiser 9999 Collins Ave Cab 32 ADA.pdf](#)

[Attachment - Bal Harbour Tower HOA Letter ADA.pdf](#)

C7B Resolution Declaring Skid Steer as Surplus and Authorizing Sale

A RESOLUTION OF THE VILLAGE COUNCIL OF BAL HARBOUR VILLAGE, FLORIDA; DECLARING THE KUBOTA SKID STEER USED BY THE PUBLIC WORKS AND BEAUTIFICATION DEPARTMENT AS SURPLUS PROPERTY AND AUTHORIZING THE SALE TO FLORIDA COAST EQUIPMENT IN THE AMOUNT OF \$37,300; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR AN EFFECTIVE DATE

[Item Summary - Skid Steer Surplus & Sale ADA.pdf](#)

[Memorandum - Skid Steer Surplus & Sale ADA.pdf](#)

[Resolution - Skid Steer Surplus & Sale ADA.pdf](#)

[Attachment - Bal Harbour SVL75-2 Purchase Offer ADA.pdf](#)

C7C Resolution Authorizing FIND Grant Application for ADA Floating Dock Expansion

A RESOLUTION OF THE VILLAGE COUNCIL OF BAL HARBOUR VILLAGE, FLORIDA, AUTHORIZING THE SUBMITTAL OF A FLORIDA INLAND NAVIGATION DISTRICT (FIND) WATERWAYS ASSISTANCE PROGRAM GRANT APPLICATION FOR THE PUBLIC WATERWAY ACCESS AND ADA FLOATING DOCK EXPANSION - PHASE I DESIGN PROJECT, IN THE ESTIMATED GRANT AMOUNT OF SEVENTY THOUSAND DOLLARS (\$70,000); PROVIDING FOR IMPLEMENTATION; PROVIDING FOR AN EFFECTIVE DATE.

[Item Summary - FIND Grant ADA Dock Expansion ADA.pdf](#)

[Memorandum - FIND Grant ADA Dock Expansion ADA.pdf](#)

[Resolution - FIND Grant ADA Dock Expansion ADA.pdf](#)

[Attachment - FIND Grant Application Combined ADA.pdf](#)

- C7D** Resolution Authorizing FIND Grant Application for Marine Patrol Vessel
A RESOLUTION OF THE VILLAGE COUNCIL OF BAL HARBOUR VILLAGE, FLORIDA, AUTHORIZING THE SUBMITTAL OF A FLORIDA INLAND NAVIGATION DISTRICT (FIND) WATERWAYS ASSISTANCE PROGRAM GRANT APPLICATION FOR THE MARINE PATROL VESSEL ACQUISITION FOR THE WATERWAY SAFETY PROJECT, IN THE ESTIMATED GRANT AMOUNT OF ONE HUNDRED FIFTY THOUSAND DOLLARS (\$150,000); PROVIDING FOR IMPLEMENTATION; PROVIDING FOR AN EFFECTIVE DATE.

[Item Summary - FIND Grant - Marine Patrol Vessel ADA.pdf](#)

[Memorandum - FIND Grant - Marine Patrol Vessel ADA.pdf](#)

[Resolution - FIND Grant " Marine Patrol Vessel ADA.pdf](#)

[Attachment - Grant Application for Marine Patrol Vessel Acquisition ADA.pdf](#)

- C7E** Resolution Establishing Cost Recovery Fee for Additional Waste and Recycling Bins

A RESOLUTION OF THE VILLAGE COUNCIL OF BAL HARBOUR VILLAGE, FLORIDA; AUTHORIZING A FEE FOR ADDITIONAL WASTE AND RECYCLING BINS IN THE AMOUNT OF \$40.00 PER ADDITIONAL BIN PER MONTH, TO BE CHARGED TO SINGLE FAMILY RESIDENTS INSIDE THE GATED COMMUNITY WITH MORE THAN THE STANDARD ONE WASTE BIN AND ONE RECYCLING BIN; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR AN EFFECTIVE DATE

[Item Summary - Cost Recovery Fee for Additional Waste & Recycling Bins ADA.pdf](#)

[Memorandum - Cost Recovery Fee for Additional Waste & Recycling Bins ADA.pdf](#)

[Resolution - Cost Recovery Fee for Additional Waste & Recycling Bins ADA.pdf](#)

[Attachment - Additional Bins Notices ADA.pdf](#)

R5 - ORDINANCES

- R5A** Ordinance Amending R-1 and R-2 Zoning Regulations for Lot Splits
AN ORDINANCE OF THE VILLAGE COUNCIL OF BAL HARBOUR VILLAGE, FLORIDA; AMENDING CHAPTER 21, "ZONING," TO REGULATE LOT SPLITS BY ESTABLISHING MINIMUM LOT SIZE AND WIDTH STANDARDS IN THE R-1 AND R-2 SINGLE-FAMILY RESIDENTIAL DISTRICTS AND PROVIDING CONSISTENT DENSITY LIMITS; PROVIDING FOR SEVERABILITY, CONFLICTS, INCLUSION IN THE CODE, AND FOR AN EFFECTIVE DATE.

[Item Summary - Amending R-1 and R-2 Zoning Regulations for Lot Splits ADA.pdf](#)

[Memorandum - Amending R-1 and R-2 Zoning Regulations for Lot Splits ADA.pdf](#)

[Ordinance - Amending R-1 and R-2 Zoning Regulations for Lot Splits ADA.pdf](#)

[Attachment - BHV Staff Report R-1 R-2 SFR Lot Size LDR ADA.pdf](#)

[Business Impact Statement - Amending R-1 and R-2 Zoning Regulations for Lot Splits ADA.pdf](#)

- R5B** Ordinance Amending RM-5 Zoning Regulations for Municipal Buildings
AN ORDINANCE OF BAL HARBOUR VILLAGE, FLORIDA, AMENDING CHAPTER 21 "ZONING" OF THE CODE OF ORDINANCES TO MODIFY REGULATIONS APPLICABLE TO MUNICIPAL BUILDINGS AND USES IN THE RM-5 MULTIPLE FAMILY RESIDENTIAL DISTRICT; PROVIDING FOR

SEVERABILITY, INCLUSION IN THE CODE, CONFLICTS, AND FOR AN EFFECTIVE DATE.

[Item Summary - Amending RM-5 Zoning Regulations for Municipal Buildings ADA.pdf](#)

[Memorandum - Amending RM-5 Zoning Regulations for Municipal Buildings ADA.pdf](#)

[Ordinance - Amending RM-5 Zoning Regulations for Municipal Buildings ADA.pdf](#)

[Attachment - Exhibit A - Planning Memorandum Analysis \(Michael Miller, AICP\) ADA.pdf](#)

[Attachment - Exhibit B - Legal Analysis ADA.pdf](#)

[Business Impact Statement - Amending RM-5 Zoning Regulations for Municipal Buildings ADA.pdf](#)

R7 - RESOLUTIONS

R7A Resolution Accepting the Annual Comprehensive Financial Report (ACFR) for Fiscal Year 2025

A RESOLUTION OF THE VILLAGE COUNCIL OF BAL HARBOUR VILLAGE, FLORIDA; ACCEPTING THE ANNUAL COMPREHENSIVE FINANCIAL REPORT FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025, RELATING TO THE ANNUAL AUDIT PERFORMED BY THE VILLAGE'S INDEPENDENT AUDITOR, RSM US LLP; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR AN EFFECTIVE DATE.

[Item Summary - ACFR FYE 2025 ADA.pdf](#)

[Memorandum - ACFR FYE 2025 ADA.pdf](#)

[Resolution - ACFR FYE 2025 ADA.pdf](#)

[Attachment - Exhibit 1 FYE 2025 Report to Village Council.pdf](#)

[Attachment - Exhibit 2 FYE 2025 Annual Comprehensive Financial Report.pdf](#)

R7B Resolution Approving Mid-Year Amendment to Fiscal Year 2026 Budget

A RESOLUTION OF THE VILLAGE COUNCIL OF BAL HARBOUR VILLAGE, FLORIDA, AMENDING THE FISCAL YEAR 2025-26 BUDGET; PROVIDING FOR EXPENDITURE OF FUNDS; PROVIDING FOR AMENDMENTS; PROVIDING FOR CARRYOVER OF FUNDS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

[Item Summary - Mid-Year Budget Amendment ADA.pdf](#)

[Memorandum - Mid-Year Budget Amendment ADA.pdf](#)

[Resolution - Mid-Year Budget Amendment ADA.pdf](#)

[Attachment - Exhibit A-Mid Year ADA.pdf](#)

R7C Resolution Calling for 2026 General Municipal Election

A RESOLUTION CALLING FOR A GENERAL ELECTION TO BE HELD ON NOVEMBER 3, 2026, IN BAL HARBOUR VILLAGE FOR THE PURPOSE OF ELECTING THREE VILLAGE COUNCILMEMBERS FROM VILLAGE COUNCIL DISTRICTS 1, 3 AND 5; PROVIDING THAT MIAMI-DADE COUNTY ELECTIONS DEPARTMENT SHALL CONDUCT SAID ELECTION; PROVIDING THAT THE VOTING PRECINCT FOR SAID ELECTION SHALL BE ESTABLISHED BY MIAMI-DADE COUNTY; PROVIDING FOR NOTICE OF SAID ELECTION; PROVIDING FOR A RUNOFF ELECTION, IF NECESSARY; PROVIDING FOR THE FORMS OF BALLOT AND REGISTRATION OF VOTERS

IN ACCORDANCE WITH STATE LAW; PROVIDING FOR PAYMENT FOR CONDUCTING ELECTIONS TO MIAMI-DADE COUNTY.

[Item Summary - 2026 General Municipal Election ADA.pdf](#)

[Memorandum - 2026 General Municipal Election ADA.pdf](#)

[Resolution - 2026 General Municipal Election ADA.pdf](#)

[Attachment - Estimate Village of Bal Harbour Election Piggyback and Runoff ADA.pdf](#)

R7D Resolution Directing Playground Development at Greenspace Entrance to Gated Community

A RESOLUTION OF THE VILLAGE COUNCIL OF BAL HARBOUR VILLAGE, FLORIDA, DIRECTING THE VILLAGE MANAGER TO TAKE THE NECESSARY STEPS TO DEVELOP A PROPOSED PLAYGROUND FOR THE GREENSPACE AT THE ENTRANCE TO THE GATED COMMUNITY, INCLUDING FURTHER SITE EVALUATION, PUBLIC ENGAGEMENT, AND RETURN TO THE VILLAGE COUNCIL PRIOR TO ANY FINAL DESIGN APPROVAL, CONSTRUCTION AUTHORIZATION, OR NEXT-PHASE IMPLEMENTATION DECISION; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR AN EFFECTIVE DATE.

[Item Summary - Playground at Gated Entrance Greenspace ADA.pdf](#)

[Memorandum - Playground at Gated Entrance Greenspace ADA.pdf](#)

[Resolution - Playground at Gated Entrance Greenspace ADA.pdf](#)

[Attachment - Aerial Photos ADA.pdf](#)

R7E Resolution Approving Basis of Design Report for New Village Hall

A RESOLUTION OF THE VILLAGE COUNCIL OF BAL HARBOUR VILLAGE, FLORIDA, APPROVING THE BASIS OF DESIGN REPORT PREPARED BY WANNEMACHER JENSEN ARCHITECTS, LLC FOR THE BAL HARBOUR VILLAGE HALL, POLICE STATION, AND EMERGENCY OPERATIONS CENTER PROJECT; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR AN EFFECTIVE DATE

[Item Summary - Basis of Design Report for New Village Hall ADA.pdf](#)

[Memorandum - Basis of Design Report for New Village Hall ADA.pdf](#)

[Resolution - Basis of Design Report for New Village Hall ADA.pdf](#)

[Attachment - Basis of Design Report.pdf](#)

R7F Resolution Authorizing Agreements for Comprehensive Villagewide Signage Program

A RESOLUTION OF THE VILLAGE COUNCIL OF BAL HARBOUR VILLAGE, FLORIDA, AUTHORIZING THE VILLAGE MANAGER TO EXECUTE AN AGREEMENT WITH L/DIAZ DESIGN IN AN AMOUNT NOT TO EXCEED \$25,000 AND PRINT PRO SHOP IN AN AMOUNT OF \$290,070, PLUS A FIFTEEN PERCENT (15%) CONTINGENCY FOR UNFORESEEN CONDITIONS, FOR A TOTAL NOT-TO-EXCEED AMOUNT OF \$358,581, FOR THE DESIGN, DEVELOPMENT, FABRICATION AND INSTALLATION OF ENTRANCE SIGNAGE AT THE NORTH AND SOUTH ENTRANCES ALONG COLLINS AVENUE, A PLACEMAKING SIGN AT THE BAL HARBOUR WATERFRONT PARK, BRANDED SIGNAGE INSTALLATIONS, AND A RESIDENTIAL BUILDING IDENTIFICATION SIGNAGE SYSTEM; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

[Item Summary - Comprehensive Villagewide Signage Program ADA.pdf](#)
[Memorandum - Comprehensive Villagewide Signage Program ADA.pdf](#)
[Resolution - Comprehensive Villagewide Signage Program ADA.pdf](#)
[Attachment - Presentation Villagewide Signage Program ADA.pdf](#)
[Attachment - Diaz Design Signage Agreement ADA.pdf](#)
[Attachment - Print Pro Shop Signage Agreement ADA.pdf](#)

R9 - NEW BUSINESS AND COUNCIL DISCUSSION

R9A Discussion Item - Vacant Lot Standards in the Gated Residential Community - Vice Mayor David Wolf

[Vacant Lot Standards in the Gated Residential Community – Vice Mayor David Wolf ADA.pdf](#)
[Attachment - Vacant Lot Standards Proposal ADA.pdf](#)

R9B Discussion Item - Lighting Along the Beach Path - Vice Mayor David Wolf [Lighting Along the Beach Path - Vice Mayor David Wolf ADA.pdf](#)

R9B - PUBLIC COMMENT

R10 - VILLAGE MANAGER REPORT

R11 - VILLAGE CLERK REPORT

R11A Lobbyist Report

[R11A1_Lobbyist Registration Report as of April14_2026.pdf](#)

R12 - VILLAGE ATTORNEY REPORT

R12A Village Attorney Report

[Monthly Attorney Report March 2026 ADA.pdf](#)

END OF REGULAR AGENDA

ADJOURNMENT

One or more members of any Village Committee/Board may attend this meeting of the Council and may discuss matters which may later come before their respective Boards/Committees. The New Business and Council Discussion Section includes a section for Public Comment. On public comment matters, any person is entitled to be heard by this Council on any matter; however, no action shall be taken by the Council on a matter of public comment, unless the item is specifically listed on the agenda, or is added to the agenda by Council action.

Any person who acts as a lobbyist, pursuant to Village Code Section 2-301 (Lobbyists), must register with the Village Clerk, prior to engaging in lobbying activities before Village staff, boards, committees, and/or the Village Council. A copy of the Ordinance is available in the Village Clerk's Office at Village Hall. If a person decides to appeal any decision made by the Village Council with respect to any matter considered at a meeting or hearing, that person will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105).

All persons who need assistance or special accommodations to participate in virtual meetings please contact the Village Clerk's Office (305-866-4633), not later than two business days prior to such proceeding. In accordance with the Americans with Disabilities Act of 1990, all persons who are disabled and who need special accommodations

to participate in this proceeding because of that disability should contact the Village Clerk's Office (305-866-4633), not later than two business days prior to such proceeding. All Village Council meeting attendees, including Village staff and consultants, are subject to security screening utilizing a metal detector and/or wand, prior to entering the Council Chamber, Conference Room, or other meeting area located within Village Hall. This is for the safety of everyone. Thanks for your cooperation.

BAL HARBOUR

- VILLAGE -

Mayor Seth E. Salver
Vice Mayor David Wolf
Councilman Jeffrey P. Freimark
Councilman David J. Albaum
Councilman Buzzy Sklar

Village Manager Jorge M. Gonzalez
Village Clerk Dwight S. Danie
Village Attorneys Weiss Serota
Helfman Cole & Bierman, P.L.

Bal Harbour Village Council

Retreat Minutes

February 26, 2026 from 9:00 AM until 6:30 PM

and

February 27, 2026 from 9:00 AM until 12:00 Noon

Ritz-Carlton Bal Harbour • Mariner Room • 10295 Collins Avenue • Bal Harbour • Florida 33154

Thursday, February 26, 2026

CALL TO ORDER - Mayor Salver called the Retreat to order at 9:00 AM.

The following were present:

Mayor Seth Salver
Vice Mayor David Wolf
Councilman Jeffrey Freimark
Councilman Alejandro Levy
Councilman Buzzy Sklar

Also present:

Jorge M. Gonzalez, Village Manager
Dwight S. Danie, Village Clerk
Susan Trevarthen, Village Attorney
Ramiro Inguanzo, Assistant Village Manager
Dr. Rick Jensen, Retreat Facilitator
Sylvia Flores, Director Recreation, Arts & Culture

The Retreat began at 9:00 A.M. with a general discussion regarding the current litigation with the Bal Harbour Shops.

Councilman Sklar excused himself from the Retreat at 10:30 A.M.

Mr. Gonzalez reviewed the Village's mission, vision for delivering a distinctive, elegant, and curated community experience for residents and visitors. He then presented elements of the Bal Harbour Experience: Beautiful Environment, Destination and Amenities, Unique and Elegant, and Safety. He said that the Bal Harbour Experience was adopted by the Village Council in 2018 and serves as the guiding vision for the Village's programs, funding strategies, initiatives, and budget decisions, and is intended to shape Council decision-making.

Mr. Gonzalez then presented the Village’s 2026/2027 proposed priorities focusing on the Village’s major ongoing and emerging initiatives, after which the Council agreed upon the following list.

2026 Proposed Priorities Project/Activity
Bal Harbour Shops Negotiations, Litigation, Legislative Advocacy, Administering DA, and Expansion Construction
Harbourfront Park/Cutwalk - Negotiate GMP and Commence Construction
New Village Hall Basis of Design Report (BODR) and begin Development of CDs
Sustain Traffic Mitigation, Community Policing, Presence, Enforcement
Utility Infrastructure Projects (5a; 6a, 6b; 7)
Bal Harbour Civic Association / Gated Community Operations / Milestone Agreement
Beach Renourishment / Beach Maintenance / Sargassum / Bay
80 th Anniversary Program
Tourism Strategic Plan
Playground at Greenspace by the Guardhouse and/or Fitness Stations along Beach Path

2025 Priorities Completed:

- State Preemption of Chapter 80 Ordinance
- Beach Renourishment - 2025
- Assist Gated Community with FPL

Future Year Priorities

- Waterfront Park Phase B (Old Village Hall Site Design/Development)
- Collins Corridor Master Plan
- Beachside Master Plan (Hardpack & Jogging Trail)
- Planning Study on West Side Collins Avenue (2025 Priority)

Mr. Gonzalez presented a Gantt chart showing the status of the Village’s capital projects including the Harbourfront Park/Jetty/Cutwalk project, Village Hall, and utility infrastructure improvements. He reviewed the Utility Infrastructure Improvement Project (UIIP) phasing plan diagram. He said that current work is focused on Phases 5b, 5c, 6a, 6b, and 7, with Phases 6a and 6b nearing completion, Phases 5b and 5c about 60% complete,

and Phase 7 recently underway. He said that some stormwater-related components remain on hold due to funding, but the Village expects to complete additional paving and drainage-related work through the end of 2026 and continue major sewer and stormwater pump station improvements through 2027.

Vice Mayor Wolf commented that it would not be necessary to wait for the sanitary sewer and curb and gutter on Phase 5b (Camden Drive/Bal Cross Drive) to pave the other roads.

Mr. Gonzalez then presented updates and progress on the Jetty as part of the Harbourfront Park, Jetty, and Cutwalk Project, saying that permitting is complete and everything is in place. He reviewed key implementation factors affecting the project's groundbreaking in late fall of 2026, including FP&L bridge work, the One Bal Harbour pool project, the Ritz temporary closure, Army Corps of Engineers dredging, sargassum cleanup, turtle nesting season, July 4 events, and hurricane season. He reviewed the project funding sources for the projected \$36.17 million, and said that a Guaranteed Maximum Price (GMP) decision in July-September 2026 would be a decision point for the Council to either move forward or reconsider the project scope and/or procurement strategy.

Mr. Gonzalez shared the initial draft GMP of approximately \$50 million saying that it was further refined to around \$43 million after meeting with the project managers. He said that the Village would expect formal final bidding in the next months to get a true cost from the market.

Councilman Sklar returned to the Retreat at 11:58 A.M.

Mr. Gonzalez then presented the status of the new Village Hall project beginning with a brief history including how the Shop's was relieved of their obligation to construct the project, and the need to consolidate Village services, currently dispersed in multiple locations, under one roof. He then reviewed the evolution of the architectural design then described and the next anticipated milestones for basis of design, construction documents, permitting, procurement, and future construction.

He showed a comparison the Village Hall Project to the Golden Beach's Town Hall Project., saying that people often point out its 9\$ million cost. He said that their project was 13.9 thousand square feet and did not include a parking structure, where the Village Hall, estimated at \$34 million, is proposed to be 82 thousand square feet including a protected parking structure.

After a general discussion regarding the project cost there was a general consensus to move forward, with the next step to have the Basis of Design Report (BODR) presented at a public hearing. Mr. Gonzalez then presented the project milestone dates including consideration of the BODR in Spring of 2026, construction document completing in late 2026 and project completion in Spring of 2030.

The Council conducted a working lunch at beginning at 12:50 P.M. at which there was a general discussion and update Bal Harbour Village Waterfront Park litigation.

At 1:41 P.M. Dr. Jensen reviewed the DISC profiles (Dominance, Influence, Steadiness, and Conscientiousness) of Councilmembers and Staff, then conducted a strategic planning exercise on Leveraging Professional Experience with One Another. The exercise included councilmembers and the Village Manager receiving feedback from fellow councilmembers on how to “be better,” and learning how to actively ask questions and solicit feedback in a professional and collegial manner, for effective communication and decision-making.

Mr. Gonzalez next provided a brief history of the Gated Community Milestone Agreement saying that, currently, the Village provides property management services in the Gated Residential Community including security, landscaping, access control, fencing, signage, and related projects. He said that the Bal Harbour Civic Association (BHCA) had requested a second amendment to its Milestone Agreement so that several functions currently handled by the Village would be managed by the BHCA and paid for by gated community residents, including stormwater utility management, right-of-way permitting, utility easements, and code compliance.

He said that the BHCA wished for the Village to create a stormwater utility and assess and collect a stormwater utility fee but allow the BHCA to manage and operate the stormwater utility. There was a general consensus from the Council in favor of this request.

He said that the BHCA wished to assume control of Right-of-Way permitting for projects within the Gated Community, where the BHCA would accept applications, set and collect fees, issue the permits and enforce any conditions. There was a general consensus from the Council in favor of this request.

There was a general consensus from the Council to for the Administration to finalize negotiations and bring a new milestone agreement to the Village Council for a vote.

Mr. Gonzalez also said that the BHCA wished to limit how the Village uses its utility and accesses easements in the Gated Community and allow the BHCA to maintain greater control over Village activities in the utilization of its own easement rights. There was a general consensus from the Council for there to be no change regarding easements.

He said that the BHCA wished that code enforcement in the Gated Community be complaint-driven, asking that code enforcement officers do not independently search for code violations. There was a general consensus from the Council in favor of the request with the exception that code enforcement officers would still monitor construction sites.

Mr. Gonzalez said that there were additional issues related to the Gated Community that need policy decisions from the Council: lot splits, waste bins and Architectural Review Board (ARB) functions.

He described the recent request to sub-divide 44 Bal Bay Drive into three separate lots and the broader concern by councilmembers about future requests, and how they could

affect the character of the neighborhood. He said that the policy question for the Council was whether the code should be amended to set clearer minimum lot size and width standards for future lot splits. There was a general consensus from the Council to set a minimum lot size of 15,000 square feet and lot width of 70 feet, and to have an item be brought back to the Council for consideration.

Mr. Gonzalez said that the Gated Community resident demand for additional waste bins was continuing to grow, especially from larger homes, raising the question to decide how those extra bins should be managed and paid for. He said that the question for the Council was whether the Village should charge residences directly for additional waste bins, cap the number of bins per residence, and tie any higher service level to higher cost and assessment. There was a general consensus from the Council to charge extra for additional bins, to which Mr. Gonzalez said that the Village's fee schedule would be adjusted.

He then described the ARB's composition and its responsibilities as defined by Village Code. He said that in 2025 there had been 65 applications, 62 which were approved at first hearing, and 3 approved on second hearing. He said that he had received feedback that the current submission process is extensive and requires significant documentation in both a preliminary and final phase. He said that the policy question for the Village was whether the ARB review should be narrowed to only larger-scale projects such as new construction, additions, or major modifications, and whether the submission requirements themselves should be streamlined to reduce the burden on applicants while still preserving design oversight. He also mentioned that there had been questions on the requirement that garage doors not face the street. There was a general consensus from the Council to limit the requirement for ARB review to new and major (to be later defined) construction and that the restriction on garage doors could be relaxed. Mr. Gonzalez said that the Council would be presented an ordinance in which the details could be further considered.

At 5:20 P.M., Dr. Jensen opened the floor for Council discussion.

Councilman Sklar asked for an update on the State of Florida property tax reform legislation.

Mr. Gonzalez described elements of HJR 203 which would make homesteaded property exempt from all ad valorem taxation other than school district and would prohibit local governments from reducing total funding for services provided by law enforcement, firefighters, and other first responders. He said there could be a reduction of approximately \$2.7 million in tax revenue. He provided an outline of the amendment process adding there still could be more legislative action and, if approved, voter consideration could be the November 2026 general election.

He also provided an update on HB103/SB122 which would eliminate the ability of municipalities and counties to collect local business tax receipts. He said, if passed, it could affect which could also have a significant impact on tax revenue: \$871 thousand.

Mayor Salver suggested implementing a mayoral appointment of a position of Honorary Ambassador to act as a goodwill ambassador and to represent the Village and raise awareness of about important issues on behalf of the Village. A general discussion ensued regarding whether there should be a term limit, and what the role should be. No action was taken at this time.

Vice Mayor Wolf suggested that the handouts for the retreat be provided ahead of time to give councilmembers time to study and prepared for discussion during the Retreat. He also suggested that Retreat materials available in non-printed format.

A general discussion ensued regarding whether it was necessary to have two meetings in the month of February, the Village Council meeting and the Council Retreat. Ms. Trevarthen advised that the Retreat would satisfy the Charter requirement to meet at least once per month, excepting August. There was a general consensus from the Council to cancel the February Council meeting and instead hold the February Retreat.

Councilman Sklar said that lobbyist Ron Book submits weekly reports but that he had not seen a report from lobbyist Gabriel Groisman. He said that he would like to see a monthly report from Mr. Groisman and suggested that he attend the next Council meeting to provide an update.

At 6:03 P.M. Dr. Jensen invited those present to discuss succession planning.

The Retreat was recessed at 7:30 P.M.

Friday, February 27, 2026

The Council reconvened the Retreat at 8:38 A.M. and continued to discuss succession planning.

At 9:00 A.M. Dr. Jensen conducted a strategic planning exercise where everyone stood in a circle and passed one or more pickleballs through a fixed pattern to test how efficiently a system could operate under increasing pressure and added constraints. The lesson learned was that not every public challenge can be solved through additional effort or operational refinement alone, and that once a system reaches its efficiency ceiling, further improvement requires structural redesign, additional resources, demand management, or acceptance of tradeoffs. The exercise showed why it is important to understand those limits and explain them clearly to residents, so expectations match the real limits of staffing, structure, capacity, and policy decisions.

At 10:07 A.M., Police Chief Raleigh Flowers presented an overview of the Bal Harbour Police Department's ongoing efforts to ensure public safety, emphasizing proactive policing, strong visibility, and community-oriented service. He described the department's approach as "concierge-style policing," built on community relationships and a blend of

security and customer service. He noted that in 2025, the department remained highly proactive, with significant self-initiated activity Village-wide, including 14,000 area checks and high-visibility details, 7,625 security checks, 7,956 ordinance investigations, NPDES inspections, warnings and violations, 2,553 code area checks, and 4,613 traffic details.

He said that within the gated community, officers conducted 2,640 area checks and high-visibility details, 2,820 security checks, 7,206 ordinance-related investigations and inspections, 2,553 code area checks, and 165 traffic stops.

Chief Flowers reported that overall crime decreased by 34% in 2025 and that the overall clearance rate increased by 6%. He also highlighted that the Village recorded zero robberies, zero motor vehicle thefts, and zero sex offenses. Chief Flowers noted that arrests declined from 93 in 2024 to 79 in 2025, while code compliance activity increased, including 4,011 ordinance investigations, 3,688 NPDES inspections, 186 warnings, and 70 violations. He then described major departmental accomplishments such as acquiring new police radios, spearheading regional law enforcement conference calls, coordinating dignitary visits, and continuing officer development through marine patrol cross-training, FBI Joint Terrorism Taskforce participation, autism awareness training, and wellness initiative.

At 10:43 A.M., Mr. Inguanzo, provided an update on Resort Tax Collections describing the components of the \$6.43 million dollar budget as beautification and greenspace, tourism and marketing operations, events, and safety, with some one-time spending built in for milestone events, sargassum enhancements, and police vehicles. He said that November and December 2025, and January of 2026 showed record highs in Resort Tax Collections, and that data from the GMCVB showed increases in occupancy and room rates for the Surfside/Bal Harbour region from 2024 to 2025.

He then provided an update on the Tourism Strategic Plan which he said showed a strong emphasis on external partnerships and destination development. He said that international outreach included Sister City efforts and exploration with places such as Hof HaCarmel, Cannes, Nice, and Forte dei Marmi, while regional collaboration with the GMCVB has expanded Bal Harbour's presence in markets such as Brazil, the UK, and France. He said that marketing activity is becoming more targeted through enhanced digital campaigns, seasonal initiatives, influencer programming, and media engagement in the UK and France.

He then introduced Robbie Karver, EY (formerly Ernst Young) to provide an update data collection. Mr. Karver said that there had been limitations on gathering the data due to sample size, and that although hotels have a wealth of data, the Village does not have access to it. He said that EY would continue to work with Village staff to explore alternate options to implement KPIs to evaluate the tourism PR, Sales and Marketing representatives.

Councilman Sklar said that EY's promise of data missed the mark and that the data was supposed to help determine if the sales and marketing representatives are doing the job that the Village needs. He said that without the data, a pillar of the Plan, the Plan doesn't work, and asked what could be done, to which Mr. Karver said that the Village could continue to locate companies.

Mr. Karver said that data from the GMCVB for our region works because of the sample size and suggested continuing to work with the hotels to collect data from them.

Mr. Gonzalez then showed design concepts for the Village's entrance signs and the property signs along the east and west of Collins Avenue. Councilman levy suggested collaborating with the Village's Sister City or hiring local artists to be involved with the design. Councilman Sklar suggested enhancing the design with contrasting colors, and to utilize the same designs for beach path signage. There was a general consensus from the Council to approve the design with the suggestion to look into enhancing the design elements.

At 11:30 A.M., Ms. Flores presented proposals for playground equipment for the green space between Collins Avenue and the Gated Community Guard Gate. A general discussion ensued regarding whether the use as a playground was appropriate for the site, what would be needed to ensure public safety, and involvement of the public in the decision-making. There was a general consensus from the Council to bring the item to the April Council meeting to solicit input from the public.

ADJOURNMENT: The Retreat was adjourned at 12:00 Noon.

Mayor Seth E. Salver



Attest:

Dwight S. Danie, Village Clerk

BAL HARBOUR

- VILLAGE -

Mayor Seth E. Salver
Vice Mayor David Wolf
Councilman Jeffrey P. Freimark
Councilman Alejandro Levy
Councilman Buzzy Sklar

Village Manager Jorge M. Gonzalez
Village Clerk Dwight S. Danie
Village Attorneys Weiss Serota
Helfman Cole & Bierman, P.L.

Bal Harbour Village Council

Regular Meeting Agenda

March 17, 2026

At 6:30 PM

Bal Harbour Village Hall • Council Chamber • 655 96th Street • Bal Harbour • Florida 33154

This meeting was conducted in person. The meeting was also broadcast on our website at <https://balharbourfl.gov/government/village-clerk/minutes-and-agendas/>. Members of the public were also encouraged to participate by email (meetings@balharbourfl.gov) or by telephone at 305-865-6449.

CALL TO ORDER/ PLEDGE OF ALLEGIANCE – Mayor Salver called this meeting to order at 6:30 P.M.

The following were present:

Mayor Seth E. Salver
Vice Mayor David Wolf
Councilman Jeffrey P. Freimark
Councilman Alejandro Levy
Councilman Buzzy Sklar

Also present:

Jorge M. Gonzalez, Village Manager
Dwight S. Danie, Village Clerk
Susan Trevarthen, Village Attorney

The Pledge of Allegiance was led by Mayor Salver. Mayor Salver then recognized former Mayor Gabriel Groisman and former Assistant Mayor Patricia Cohen.

REQUESTS FOR ADDITIONS, WITHDRAWALS AND DEFERRALS

There were no requests.

PRESENTATIONS AND AWARDS

PA1 Proclamation - Recognizing Athletic Training Month

This item was considered at 6:47 P.M. following Agenda Item PA2.

Mayor Salver introduced Taylor Wilmoth, Coordinator of Clinical Education University of Miami Athletic Training Program and the South Florida representative for the Athletic Trainers' Association of Florida. Ms. Wilmoth described athletic trainers as licensed health care providers in Florida who work in sports, construction sites, military settings, and training camps for fire and police personnel. She said athletic trainers provide initial injury response, evaluation, rehabilitation, and support. She said that March had been designated National Athletic Training Month and asked Bal Harbour Village to recognize the month and the work of athletic trainers in the community.

Mayor Salver read the proclamation declaring March 2026 as National Athletic Training Month in Bal Harbour Village and called on residents, organizations, and institutions to acknowledge and honor athletic trainers.

PA2 Presentation - Florida Legislative Session Update

Mayor Salver invited former Mayor Groisman to present a legislative update. Mr. Groisman introduced Samuel Munar Campo, his Chief of Staff. He said the Legislative session had been more productive than expected and that the overall bill passage rate was low. He said the budget had not yet been passed, saying that the House was focused on reducing spending while the Senate was seeking larger expenditures for rural infrastructure and environmental matters.

He said the Village's request for the Camden Drive Sanitary Sewer Replacement (~\$750,000) had received partial support in both chambers, with the Senate and House each allocating different amounts and the item remaining alive for budget conference. He said that the request to enhance the waterfront corridor with over-water viewing platforms had been funded at \$350,000 by the Senate but not by the House and also remained alive for conference.

Mr. Groisman said a Special Session had been set for the week of April 20 regarding congressional redistricting and identified several districts that could be affected, including the district that includes Bal Harbour.

He said there was continued uncertainty over property tax proposals, noting that various ideas had been advanced in the House but had not been taken up by the Senate, and that another special session on property taxes was expected only after the budget was completed.

He described recent changes involving Live Local legislation, saying the new measure expanded opportunities for multifamily and mixed-use residential development on properties owned by counties, municipalities, school districts, and religious institutions, and that some local tools used to shape such developments had been reduced. He added the specific issue Bal Harbour had been following in its dispute with the Shops had not been addressed during the session.

He said the next steps would be to focus on the budget conference, protect Bal Harbour's appropriations from veto, and then develop a priorities list for work with the County and possibly the Federal government on issues including sandbar dredging, traffic mitigation, beach renourishment, sargassum, and the food boat issue.

PA3 Presentation - Police Department Operational Review

This item was considered at 6:49 P.M. following Agenda Item PA1.

Raleigh Flowers, Bal Harbour Village Chief of Police, began his presentation describing his Department's policing model as concierge-style policing. He said that officers are expected not only to respond to calls but to resolve issues, maintain visible presence, address quality of life concerns, and balance enforcement with hospitality and discretion.

He described the four patrol zones as the Gated Community, Collins Avenue West, Collins Avenue East, and the beach and ocean. He said that many residents know officers by name. He also described outreach through the Bal Harbour Legacy Foundation, stating that since 2018 it had assisted more than 25,000 families, students, seniors, and veterans throughout Miami-Dade County.

Chief Flowers said that the department spends about 93 percent of its time on self-initiated activity rather than calls for service. He reported area checks, ordinance investigations, security checks, code checks, traffic details, and traffic stops. He said overall crime had decreased by about 34 percent and stated that there had been zero vehicle thefts in the Village during the year.

He then highlighted major accomplishments, including the regional law enforcement conference, cooperation with other agencies, officer training, marine patrol cross-training, assignment of an officer to the Joint Terrorism Task Force, planned participation in the State Attorney's Office Human Trafficking Task Force, and autism awareness work.

He said that his Department wanted to expand license plate readers, surveillance cameras, and camera coverage along the Jetty, Beach Path, and Collins Avenue corridor, and intended to seek grant funding to replace an aging marine vessel.

He said that, on traffic mitigation, his staff had been meeting weekly with the Bal Harbour Shops and its construction teams and had adjusted sequencing to accelerate the work. He said rain had caused delays but that most of the paving had been completed that day and he hoped southbound Collins Avenue would be fully open by the upcoming Friday.

Chief Flowers then introduced new employees, including Officers John Sabatier, Noel Martinez, Giselle Estopinan, Geoffrey Rivero, Keny Gonzales and Oscar Mejia, Dispatcher Daleah Danger, and Code Officer Janai Conklin.

CONSENT AGENDA

C6 - COUNCIL MINUTES

Approval of Minutes - February 17, 2026 Village Council Meeting Minutes

C7 - RESOLUTIONS

C7A A RESOLUTION OF THE VILLAGE COUNCIL OF BAL HARBOUR VILLAGE, FLORIDA; CHANGING THE DATE OF THE APRIL 2026 REGULAR VILLAGE COUNCIL MEETING TO APRIL 20, 2026; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

MOTION: A Motion to approve the Consent Agenda was moved by Councilman Jeffrey P. Freimark and seconded by Vice Mayor David Wolf.

VOTE: The Motion passed by unanimous voice vote (5-0).

R5 - ORDINANCES

R5A AN ORDINANCE OF BAL HARBOUR VILLAGE, FLORIDA, AMENDING CHAPTER 10, "MARINE STRUCTURES, ACTIVITIES AND WAYS," ARTICLE II, "USE OF PUBLIC BEACHES," SECTION 10-31 "PROHIBITED ACTS" AND CHAPTER 19 "TRAFFIC AND MOTOR VEHICLES," ARTICLE II, "OPERATION OF VEHICLES," SECTION 19-27 OF THE VILLAGE CODE RELATING TO THE OPERATION OF ELECTRIC BICYCLES, MOTORIZED SCOOTERS AND OTHER MOTORIZED MOBILITY DEVICES ON PATHS AND SIDEWALKS; AMENDING SECTION 2-191, "SCHEDULE OF CIVIL PENALTIES" OF CHAPTER 2 "ADMINISTRATION" TO CREATE RELATED PENALTIES; PROVIDING FOR SEVERABILITY, INCLUSION IN THE CODE, CONFLICTS, AND FOR AN EFFECTIVE DATE.

Jorge Gonzalez introduced the item saying the ordinance resulted from prior council discussions about the proliferation of e-scooters and e-bikes on sidewalks, bike paths, and beach paths, and that the Village was doing what it could within the limits of its authority. He said that the ordinance would prohibit such uses on the beach path hard pack area nearest the buildings.

Ms. Trevarthen explained that recently passed 2026 State legislation did not interfere with the ordinance and did not require Village action to become effective. She said the new statute addressed e-bikes, set a 10 mile per hour speed limit within 50 feet of a pedestrian on sidewalks, required riders on shared paths to yield and provide an audible signal when overtaking pedestrians, and treated violations as noncriminal traffic infractions. She also

said the statute would create a task force and new statewide incident reporting by sheriffs and police departments.
 There were no comments from the public.

MOTION: A motion to approve the ordinance on second reading was moved by Councilman Buzzy Sklar and seconded by Vice Mayor David Wolf.

ROLL CALL	VOTE
Mayor Seth E. Salver	Yes
Vice Mayor David Wolf	Yes
Councilman Jeffrey P. Freimark	Yes
Councilman Alejandro Levy	Yes
Councilman Buzzy Sklar	Yes

VOTE: The Motion passed by unanimous roll call vote (5-0).

R7 - RESOLUTIONS

R7A A RESOLUTION OF THE VILLAGE COUNCIL OF BAL HARBOUR VILLAGE, FLORIDA; APPROVING THE ACCEPTANCE OF ADDITIONAL GRANT FUNDING THROUGH A NEW GRANT AGREEMENT (NO. 26SRP24) WITH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP), UNDER THE RESILIENT FLORIDA PROGRAM, FOR THE BAL HARBOUR VILLAGE STORMWATER PUMP STATION PROJECT, IN THE ADDITIONAL GRANT-FUNDED AMOUNT OF ONE MILLION TWO HUNDRED FIFTY THOUSAND DOLLARS (\$1,250,000); PROVIDING FOR IMPLEMENTATION; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Gonzalez introduced the item saying that the Village actively applies for eligible grants and that this money would go toward the major stormwater pump station upgrade inside the Gated Community. He said the project already had more than \$7 million in grant funding and that this additional award would allow the Village to remove some general fund money previously committed to the project.

There were no comments from the public.

MOTION: A Motion to approve the Resolution was moved by Councilman Jeffrey P. Freimark and seconded by Vice Mayor David Wolf.

VOTE: The Motion passed by unanimous voice vote (5-0).

R7B A RESOLUTION OF THE VILLAGE COUNCIL OF BAL HARBOUR VILLAGE, FLORIDA; AUTHORIZING THE VILLAGE MANAGER TO PURCHASE A GILLETTE GENERATOR POWERED BY A VOLVO DIESEL ENGINE FOR SANITARY SEWER PUMP STATION NUMBER TWO (PS-2) LOCATED ON COLLINS AVENUE BEHIND THE TRUIST BUILDING FROM MTS POWER PRODUCTS, IN THE AMOUNT OF \$111,400 SUBJECT TO ANNUAL BUDGET ALLOCATIONS; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Gonzalez introduced the item. Julio Magrisso, Director of Public Works and Beautification Director, said that the Village maintains two sewer pump stations, one in the Gated Community and a larger one on Collins Avenue behind Truist. He said the new generator would replace the Collins Avenue generator, which remains operational but is 22 years old, and noted that the Council had previously approved a generator for the Gated Community in December.

Babak Raheb, 128 Balfour Drive, asked if the old generator had value and could be sold, to which Mr. Gonzalez responded that because the unit was beyond its useful life and part of a sewer pump station, it was unlikely to have value.

MOTION: A Motion to approve the Resolution was moved by Councilman Jeffrey P. Freimark and seconded by Councilman Buzzy Sklar.

VOTE: The Motion passed by unanimous voice vote (5-0).

R7C A RESOLUTION OF THE VILLAGE COUNCIL OF BAL HARBOUR VILLAGE, FLORIDA; ACCEPTING THE ANNUAL REPORT OF THE VILLAGE ATTORNEY AND APPROVING AN INCREASE IN COMPENSATION; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Gonzalez introduced the item saying that the Council had held a workshop earlier that day to evaluate Village Attorney Susan Trevarthen. He said the council had reached consensus to keep the monthly retainer flat for the second straight year and to increase hourly rates by 5 percent, \$343.35 for attorneys and \$156.45 for paralegal work.

Mayor Salver, on behalf of the Council, said that Ms. Trevarthen had received a very positive review and that added that the Council was pleased with her work and the work of Weiss Serota.

There were no comments from the public.

MOTION: A Motion to approve the Resolution was moved by Vice Mayor David Wolf and seconded by Councilman Buzzy Sklar.

VOTE: The Motion passed by unanimous voice vote (5-0).

R9 - NEW BUSINESS AND COUNCIL DISCUSSION

R9A Discussion Item / Resolution - Supporting Preservation of the Miami-Dade Urban Development Boundary (UDB) - Vice Mayor David Wolf

Vice Mayor Wolf then introduced item saying that the item was important because efforts were being made to expand development outside existing urban development zones and that other local communities had also supported the issue.

Ramiro Inguanzo, Assistant Village Manager, said that the UDB in western Miami-Dade County functions as a growth control line to prevent sprawl and protect wetlands, farmland, the Everglades, and water resources. He said the County commission had approved a commercial development proposal in January, that Miami-Dade County Mayor Daniella Levine Cava had vetoed it, and that cities including Miami and Miami Beach had been passing resolutions urging the commission not to override the veto.

He said the proposed Bal Harbour resolution would urge the County Commission to uphold the veto, urge the Florida Legislature to oppose any weakening of the UDB, encourage workforce housing within the UDB, and designate preservation of the UDB as a State legislative priority for the Village.

He said that the County hearing originally scheduled for March 19 had been canceled and could occur in April.

Mr. Gonzalez added that a related legislative provision had been removed from another bill late in the legislative session.

Babak Raheb, 128 Balfour Drive, asked about the likelihood of overturning the veto and said he supported limiting urban development to protect the Everglades.

The Village Clerk then read the resolution into the record.

MOTION: A Motion to approve the Resolution was moved by Vice Mayor David Wolf and seconded by Councilman Buzzy Sklar.

VOTE: The Motion passed by unanimous voice vote (5-0).

R9B PUBLIC COMMENT

Babak Raheb, 128 Balfour Drive, thanked the Chief and the Council for traffic improvements, saying afternoon traffic returning from Haulover had become better after changes discussed at a prior meeting. He said that the spring equinox would occur on March 20 and wished everyone a happy new year in connection with a holiday observed by many people.

The Village Clerk read an email from Valerie Bogachek regarding the traffic on Collins Avenue, saying that traffic had become impossible and that residents should not be stuck in jams from morning to night when no work appeared to be taking place. Mr. Gonzalez said that, as Chief Flowers had reported, the hope was that southbound traffic would be open by Friday or, if not, by the following week.

R10 - VILLAGE MANAGER REPORT

Mr. Gonzalez said that he wanted to advise the Council, and the public, about the mediator's report in the litigation between the Bal Harbour Shops and the Village concerning their Live Local project application and related litigation. He said the report was nearly final and would soon become public. He said the expectation was that, after that, the Village would hold a public meeting within approximately 30 to 45 days to hear the recommendations, with April 20 as one possible date, or a separate special meeting as another.

R11 - VILLAGE CLERK REPORT

R11A Lobbyist Report

R12 - VILLAGE ATTORNEY REPORT

R12A Village Attorney's Monthly Report

END OF REGULAR AGENDA

ADJOURNMENT- The meeting was adjourned at 7:30 P.M.

Mayor Seth E. Salver



Attest:

Dwight S. Danie, Village Clerk

BAL HARBOUR

- VILLAGE -

COUNCIL ITEM SUMMARY

Condensed Title:

A RESOLUTION OF BAL HARBOUR VILLAGE, FLORIDA RATIFYING THE BUILDING OFFICIAL'S APPROVAL OF THE UNITY OF TITLE SUBMITTED BY ERIC HERSCHMANN TRS; TO COMBINE UNITS CAB31 AND CAB32 LOCATED IN THE OCEAN FRONT DISTRICT AT 9999 COLLINS AVENUE INTO ONE UNIT; PROVIDING FOR IMPLEMENTATION AND FOR AN EFFECTIVE DATE.

Issue:

Should the Council ratify the Building Official's approval of the Unity of Title for 9999 Collins Ave Cab31 & Cab32 by approving this Resolution?

The Bal Harbour Experience:

- | | | |
|--|---|--|
| <input type="checkbox"/> Beautiful Environment | <input type="checkbox"/> Safety | <input type="checkbox"/> Modernized Public Facilities/Infrastructure |
| <input type="checkbox"/> Destination & Amenities | <input type="checkbox"/> Unique & Elegant | <input type="checkbox"/> Resiliency & Sustainable Community |
| <input checked="" type="checkbox"/> Other: <u>Unity of Title</u> | | |

Item Summary / Recommendation:

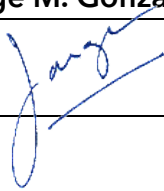
Eric Herschmann TRS (the "Owner") owns the real properties located at 9999 Collins Ave CAB31 & CAB32 ("Property") of the Ocean Front zoning district. On March 13, 2026, the Owner advised the Village of its desire to combine the two units into one. This Resolution ratifies the Building Official's approval of the Unity of Title submitted.

THE ADMINISTRATION RECOMMENDS APPROVAL OF THIS RESOLUTION.

Financial Information:

	Amount	Account	Account #
	X	X	X

Sign off:

Director Title	Chief Financial Officer	Village Manager
Eliezer Palacio	Claudia Dixon	Jorge M. Gonzalez
		

BAL HARBOUR

- VILLAGE -

COUNCIL MEMORANDUM

TO: Honorable Mayor and Village Council

FROM: Jorge M. Gonzalez, Village Manager



DATE: April 20, 2026

SUBJECT: **A RESOLUTION OF BAL HARBOUR VILLAGE, FLORIDA RATIFYING THE BUILDING OFFICIAL'S APPROVAL OF THE UNITY OF TITLE SUBMITTED BY ERIC HERSCHMANN TRS; TO COMBINE UNITS CAB31 AND CAB32 LOCATED IN THE OCEAN FRONT DISTRICT AT 9999 COLLINS AVENUE INTO ONE UNIT; PROVIDING FOR IMPLEMENTATION AND FOR AN EFFECTIVE DATE.**

ADMINISTRATIVE RECOMMENDATION

I am recommending that the Village of Bal Harbour (the "Village") Council ratify the Building Official's approval of the Unity of Title ("UOT") combining two units in the ocean front district into one by approving the resolution.

BACKGROUND

Eric Herschmann TRS (the "Owner") owns the real properties located at 9999 Collins Ave CAB31 & CAB32 ("Property") of the Ocean Front zoning district. On March 13, 2026, the Owner advised the Village of its desire to combine the two units into one.

ANALYSIS

Currently, the Property is legally described as the following:

CAB 1:

BAL HARBOUR TOWER CONDO
UNIT CABANA 31
UNDIV 0.040684
INT IN COMMON ELEMENTS
OFF REC 14487-43
OR 14595-0734 0690 2

CAB 2:

BAL HARBOUR TOWER CONDO
UNIT CABANA 32
UNDIV 0.040684
INT IN COMMON ELEMENTS
OFF REC 14487-43
OR 14595-0734 0690 2

Also known as 9999 Collins Ave, CAB31, Bal Harbour, FL 33154, Miami-Dade County, Florida ("Unit 1") and 9999 Collins Ave, CAB32, Bal Harbour, FL 33154, Miami-Dade County, Florida ("Unit 2"),

THE BAL HARBOUR EXPERIENCE

This item falls under the category "Other: Unity of Title" for the combination of Units CAB31 and CAB32 at 9999 Collins Avenue.

CONCLUSION

The Administration recommends adoption of the resolution ratifying the Building Official's approval of the Unity of Title for the combination of Units CAB31 and CAB32 into a single unit, as described above.

Attachments:

1. Unity of Title for 9999 Collins Ave Cab 31 & Cab 32
2. Property Appraiser's Detailed Report 9999 Collins Ave Cab31
3. Property Appraiser's Detailed Report 9999 Collins Ave Cab32
4. Bal Harbour Tower HOA Letter

RESOLUTION NO. 2026_____

A RESOLUTION OF BAL HARBOUR VILLAGE, FLORIDA RATIFYING THE BUILDING OFFICIAL'S APPROVAL OF THE UNITY OF TITLE SUBMITTED BY ERIC HERSCHMANN TRS; TO COMBINE UNITS CAB31 AND CAB32 LOCATED IN THE OCEAN FRONT DISTRICT AT 9999 COLLINS AVENUE INTO ONE UNIT; PROVIDING FOR IMPLEMENTATION AND FOR AN EFFECTIVE DATE.

WHEREAS, Eric Herschmann TRS (the "Owner") seeks to combine two units, CAB31 and CAB32, located at 9999 Collins Avenue (the "Property"), in the Ocean Front district into one unit; and

WHEREAS, the Village Council desires to ratify the Building Official's approval of a Unity of Title for the Applicant to combine the two units into one unit; and

WHEREAS, the Village Council finds that the approval is warranted.

NOW THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF BAL HARBOUR VILLAGE, FLORIDA, AS FOLLOWS:

Section 1. Recitals Approved. That the above stated recitals are hereby adopted and confirmed.

Section 2. Ratification of Unity of Title. That the application to create one unit from units CAB31 and CAB32 located at 9999 Collins Avenue, as described in the Unity of Title, is hereby ratified.

Section 3. Implementation. That the Village Manager is hereby authorized to take any action necessary to implement this Resolution.

Section 4. Effective Date. That this Resolution shall take effect immediately upon the adoption hereof.

PASSED AND ADOPTED this 20th day of April 2026.



Mayor Seth E. Salver

ATTEST:

Dwight S. Danie, Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Village Attorney
Weiss Serota Helfman Cole & Bierman P.L.



This instrument prepared by and after recording return to:

ERIC HERSCHMANN
9999 COLLINS AVE #120
Bal Harbour, FL 33154

Folio Number(s): 1a 2226 034 1470 ~~31~~
1a 2226 034 1480

UNITY OF TITLE

The undersigned ("Owner") is the owner of the following described real property ("Property") located in Bal Harbour Village, Florida:

Bal Harbour Tower condo unit cab 31 Und 0.090684
Bal Harbour Tower Condo Unit cab 32 Und .0410684
OFF. REC 14987-43

Street address: 9999 COLLINS AVE, Cab 31 ³ Cab 32
Bal Harbour, FL 33154

In consideration of the issuance of a building permit by Bal Harbour Village ("Village") for the construction of a combine cabana's on the Property, Owner hereby agrees to restrict the use of the Property in the following manner:

1. **Property as One Parcel.** The Property shall be considered as one parcel of land. No portion of the Property shall be encumbered, mortgaged, sold, transferred, divided, conveyed, devised or assigned, except in its entirety as one parcel of land.
2. **Use of Property.** The Property shall only be used for cabana purposes. The only construction which may be permitted on the Property is that of a cabana
3. **Covenant Running with the Land.** This Unity of Title is a covenant running with the land and shall remain in full force and effect and be binding upon the Owner, and its heirs, successors, and assigns until such time as this Unity of Title is modified or released in the manner provided herein.
4. **Term.** This Unity of Title shall run with the land and shall be binding on all parties and all persons claiming under it for a period of 30 years from the date this Unity of Title is



recorded, after which time it shall be extended automatically for successive periods of 10 years each.

5. **Modification, Amendment, Release.** This Unity of Title may only be modified, amended or released as to the Property, or any portion thereof, by a written instrument executed by the then-owner(s) of the Property, with joinders by all mortgagees, if any, and by the Director of the Bal Harbour Village Building Department or his or her successor or designee.
6. **Enforcement.** Enforcement of this Unity of Title shall be by action against any parties or person violating, or attempting to violate, any of the covenants set forth herein. The prevailing party in any action or suit pertaining to or arising out of this Unity of Title shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable attorneys' fees. This enforcement provision shall be in addition to any other remedies available at law or in equity.
7. **Authorization for Village to Withhold Permits and Inspections.** In the event the terms of this Unity of Title are not being complied with, in addition to any other remedies available, the Village is hereby authorized to withhold any further permits, and to refuse to make any inspections or grant any approvals, until such time as this Unity of Title is complied with.
8. **Recording.** Owner shall promptly record this Unity of Title in the Public Records of Miami-Dade County, Florida at the Owner's expense, and shall provide a copy of the recorded instrument to the Village within 10 days after recording.

SIGNATURE BLOCKS ON FOLLOWING PAGES



This Unity of Title has been executed by the Owner on: 2/4/2026

Witnesses (2 required):

Signature: Leonor Ortr

Print name: Leonor Ortr

Signature: _____

Print name: _____

OWNER:

Signature: Eric Herschmann, Trustee of
The Mar 9999 Land Trust

Address: 9999 Collins Ave PH2D

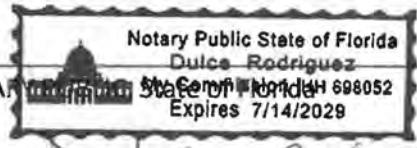
Bal Harbour Florida 33154

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me on 2/4/26
by Eric Herschmann
who (check one) is personally known to me or has produced
passport # A35885129 as identification.

My Commission Expires: 7/14/29



NOTARY PUBLIC
Print Name: Dulce Rodriguez



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Detailed Report

Generated On: 04/01/2026

PROPERTY INFORMATION	
Folio	12-2226-034-1470
Property Address	9999 COLLINS AVE UNIT: CAB31 BAL HARBOUR, FL 33154-0000
Owner	ERIC HERSCHMANN TRS , THE MARL9999 LAND TRUST
Mailing Address	9999 COLLINS AVE UNIT PH 2D MIAMI BEACH, FL 33154
Primary Zone	5000 HOTELS & MOTELS - GENERAL
Primary Land Use	0407 RESIDENTIAL - TOTAL VALUE : CONDOMINIUM - RESIDENTIAL
Beds / Baths /Half	0 / 1 / 0
Floors	0
Living Units	1
Actual Area	
Living Area	280 Sq.Ft
Adjusted Area	280 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	1990



ASSESSMENT INFORMATION			
Year	2025	2024	2023
Land Value	\$0	\$0	\$0
Building Value	\$0	\$0	\$0
Extra Feature Value	\$0	\$0	\$0
Market Value	\$272,025	\$272,025	\$272,025
Assessed Value	\$272,025	\$272,025	\$272,025

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$272,025	\$272,025	\$272,025
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$272,025	\$272,025	\$272,025
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$272,025	\$272,025	\$272,025
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$272,025	\$272,025	\$272,025

The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser of Miami-Dade County is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser of Miami-Dade County and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <https://www.miamidadepa.gov/pa/disclaimer.page>



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Generated On: 04/01/2026

Property Information

Folio: 12-2226-034-1470

Property Address: 9999 COLLINS AVE UNIT: CAB31

Roll Year 2025 Land, Building and Extra-Feature Details

LAND INFORMATION					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value

The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser of Miami-Dade County is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser of Miami-Dade County and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <https://www.miamidadepa.gov/pa/disclaimer.page>



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Generated On: 04/01/2026

Property Information

Folio: 12-2226-034-1470

Property Address: 9999 COLLINS AVE UNIT: CAB31

Roll Year 2024 Land, Building and Extra-Feature Details

LAND INFORMATION					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value

The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser of Miami-Dade County is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser of Miami-Dade County and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <https://www.miamidadepa.gov/pa/disclaimer.page>



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Generated On: 04/01/2026

Property Information

Folio: 12-2226-034-1470

Property Address: 9999 COLLINS AVE UNIT: CAB31

Roll Year 2023 Land, Building and Extra-Feature Details

LAND INFORMATION					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value

The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser of Miami-Dade County is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser of Miami-Dade County and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <https://www.miamidadepa.gov/pa/disclaimer.page>



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Generated On: 04/01/2026

Property Information

Folio: 12-2226-034-1470

Property Address: 9999 COLLINS AVE UNIT: CAB31

FULL LEGAL DESCRIPTION
BAL HARBOUR TOWER CONDO
UNIT CABANA 31
UNDIV 0.040684
INT IN COMMON ELEMENTS
OFF REC 14487-43
OR 14595-0734 0690 2

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
08/26/2024	\$500,000	34403-4968	Qual on DOS, multi-parcel sale
10/24/2022	\$100	33478-1507	Corrective, tax or QCD; min consideration
10/24/2022	\$0	33437-3334	Corrective, tax or QCD; min consideration
11/28/2011	\$0	27923-3316	Corrective, tax or QCD; min consideration
06/01/1990	\$1,225,000	14595-0734	Deeds that include more than one parcel

The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser of Miami-Dade County is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser of Miami-Dade County and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <https://www.miamidadepa.gov/pa/disclaimer.page>



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Detailed Report

Generated On: 04/01/2026

PROPERTY INFORMATION	
Folio	12-2226-034-1480
Property Address	9999 COLLINS AVE UNIT: CAB32 BAL HARBOUR, FL 33154-0000
Owner	ERIC HERSCHMANN TRS , THE MARL9999 LAND TRUST
Mailing Address	9999 COLLINS AVE UNIT PH2D BAL HARBOUR, FL 33154
Primary Zone	5000 HOTELS & MOTELS - GENERAL
Primary Land Use	0407 RESIDENTIAL - TOTAL VALUE : CONDOMINIUM - RESIDENTIAL
Beds / Baths /Half	0 / 1 / 0
Floors	0
Living Units	1
Actual Area	
Living Area	240 Sq.Ft
Adjusted Area	240 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	1990



ASSESSMENT INFORMATION			
Year	2025	2024	2023
Land Value	\$0	\$0	\$0
Building Value	\$0	\$0	\$0
Extra Feature Value	\$0	\$0	\$0
Market Value	\$272,025	\$272,025	\$272,025
Assessed Value	\$272,025	\$272,025	\$272,025

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$272,025	\$272,025	\$272,025
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$272,025	\$272,025	\$272,025
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$272,025	\$272,025	\$272,025
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$272,025	\$272,025	\$272,025

The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser of Miami-Dade County is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser of Miami-Dade County and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <https://www.miamidadepa.gov/pa/disclaimer.page>



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Generated On: 04/01/2026

Property Information

Folio: 12-2226-034-1480

Property Address: 9999 COLLINS AVE UNIT: CAB32

Roll Year 2025 Land, Building and Extra-Feature Details

LAND INFORMATION					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value

The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser of Miami-Dade County is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser of Miami-Dade County and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <https://www.miamidadepa.gov/pa/disclaimer.page>



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Generated On: 04/01/2026

Property Information

Folio: 12-2226-034-1480

Property Address: 9999 COLLINS AVE UNIT: CAB32

Roll Year 2024 Land, Building and Extra-Feature Details

LAND INFORMATION					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value

The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser of Miami-Dade County is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser of Miami-Dade County and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <https://www.miamidadepa.gov/pa/disclaimer.page>



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Generated On: 04/01/2026

Property Information

Folio: 12-2226-034-1480

Property Address: 9999 COLLINS AVE UNIT: CAB32

Roll Year 2023 Land, Building and Extra-Feature Details

LAND INFORMATION					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value

The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser of Miami-Dade County is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser of Miami-Dade County and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <https://www.miamidadepa.gov/pa/disclaimer.page>



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Generated On: 04/01/2026

Property Information

Folio: 12-2226-034-1480

Property Address: 9999 COLLINS AVE UNIT: CAB32

FULL LEGAL DESCRIPTION
BAL HARBOUR TOWER CONDO
UNIT CABANA 32
UNDIV 0.040684
INT IN COMMON ELEMENTS
OFF REC 14487-43
OR 14595-0734 0690 2

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
08/26/2024	\$500,000	34403-4968	Qual on DOS, multi-parcel sale
10/24/2022	\$100	33478-1507	Corrective, tax or QCD; min consideration
10/24/2022	\$0	33437-3334	Corrective, tax or QCD; min consideration
11/28/2011	\$0	27923-3316	Corrective, tax or QCD; min consideration
06/01/1990	\$1,225,000	14595-0734	Deeds that include more than one parcel

The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser of Miami-Dade County is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser of Miami-Dade County and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <https://www.miamidadepa.gov/pa/disclaimer.page>



January 15, 2026

Village of Bal Harbour

Building Department

Re: 9999 Collins Avenue, Cabana #31 & #32 Bal Harbour, FL 33154,
Marl9999 Land Trust

This letter is to formally notify the Village of Bal Harbour that the association of Bal Harbour Tower Condominium Association, Inc. has reviewed and approved the proposed combination and renovation of Cabana Units 31 and 32.

The approved scope includes the physical joining of Cabana 31 and Cabana 32 into a single cabana unit, along with associated interior renovations. All work is to be performed in accordance with the Association's governing documents, applicable building codes, and any required permits and approvals from the Village of Bal Harbour and other governing authorities.

Please let us know if any additional documentation, approvals, or information is required at this time. We appreciate your attention and look forward to working with the Village to ensure a smooth and compliant process.

Sincerely,

A handwritten signature in cursive script that reads "Marsha Elser".

Marsha Elser

Bal Harbour Tower Condominium Association, Inc.

BAL HARBOUR

- VILLAGE -

COUNCIL ITEM SUMMARY

Condensed Title:

A RESOLUTION DECLARING THE KUBOTA SKID STEER USED BY THE PUBLIC WORKS AND BEAUTIFICATION DEPARTMENT AS SURPLUS PROPERTY AND AUTHORIZING THE SALE TO FLORIDA COAST EQUIPMENT IN THE AMOUNT OF \$37,300.

Issue:

Should the Village declare the Kubota skid steer as surplus property and sell the equipment to Florida Coast Equipment for the amount of \$37,300?

The Bal Harbour Experience:

Beautiful Environment
 Safety
 Modernized Public Facilities/Infrastructure
 Destination & Amenities
 Unique & Elegant
 Resiliency & Sustainable Community

Item Summary / Recommendation:

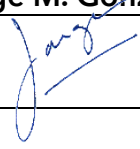
On October 24, 2017, the Village Council approved Resolution No.2017-1105, for the purchase of a 2017 Kubota Skid Steer Loader at a cost of \$ 52,038. The Public Works and Beautification Department purchased the skid steer loader to be used for specific operational maintenance activities within the department’s responsibilities. Although the loader served its purpose for many years, it is now in need of a substantial financial investment for repairs to make it fully operational. The department has determined that it does not use the equipment with enough frequency to justify this repair cost plus any other future costs and wishes to declare it surplus equipment. Accordingly, the department received an offer to buy from Florida Coast Equipment in the amount of \$37,300. The Village has determined that given the original purchase price paid in 2017, the necessary repair cost needed, plus the offer from Florida Coast, the Administration recommends accepting the offer.

THE ADMINISTRATION RECOMMENDS APPROVAL OF THIS RESOLUTION.

Financial Information:

	Amount	Account	Account #
	X	X	X

Sign off:

Director Title	Chief Financial Officer	Village Manager
Julio E. Magrisso	Claudia Dixon	Jorge M. Gonzalez
		

BAL HARBOUR

- VILLAGE -

COUNCIL MEMORANDUM

TO: Honorable Mayor and Village Council

FROM: Jorge M. Gonzalez, Village Manager



DATE: April 20, 2026

SUBJECT: **A RESOLUTION OF THE VILLAGE COUNCIL OF BAL HARBOUR VILLAGE, FLORIDA; DECLARING THE KUBOTA SKID STEER USED BY THE PUBLIC WORKS AND BEAUTIFICATION DEPARTMENT AS SURPLUS PROPERTY AND AUTHORIZING THE SALE TO FLORIDA COAST EQUIPMENT IN THE AMOUNT OF \$37,300; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR AN EFFECTIVE DATE**

ADMINISTRATIVE RECOMMENDATION

I am recommending approval of this Resolution.

BACKGROUND

On October 24, 2017, the Village Council approved Resolution No.2017-1105, for the purchase of a 2017 Kubota Skid Steer Loader used by the Public Works and Beautification Department at a cost of \$ 52,038. The Public Works and Beautification Department purchased the skid steer loader to be used for specific operational maintenance activities within the department's responsibilities.

Although the loader served its purpose for many years, it is now in need of a substantial financial investment for repairs to make it fully operational. The department has determined that it does not use the equipment with enough frequency to justify this repair cost plus any other future costs.

ANALYSIS

A skid steer is a compact and versatile machine capable of excavation, material handling, grading and assist with landscaping tasks. It comes with various interchangeable attachments in order to accomplish the different tasks. Skid steers can dig, trench and are ideal for construction and landscaping projects.

Given the direction by the department to contract many of the jobs requiring this machinery, including all landscaping and most intricate infrastructure repairs, the need to have a skid steer on hand has greatly diminished. If needed, the department has the option to rent a similar machine at a lower cost of maintaining and repairing our own.

In early 2026, the skid steer became non- operational. Shortly thereafter, upon delivering the skid steer to Florida Coast Equipment for repairs, the Village received a repair proposal in an estimated amount of \$9,000. The Public Works and Beautification Department then

determined and recommended that it does not use the equipment with enough frequency to justify this repair cost. Staff asked the local office of Florida Coast Equipment if they would be interested in buying the skid steer while they had it in their possession. The company showed interest and after requesting a buy offer from their headquarters, the Village received a proposal to buy in the amount of \$37,300.

To carefully evaluate the offer, the department researched the current market value of a similarly used skid steer. Given the original purchase price paid in 2017, the necessary repair cost needed, plus the buy offer from Florida Coast, the department has determined that the offer is more than reasonable to accept.

THE BAL HARBOUR EXPERIENCE

The Bal Harbour Experience is reflected in the Village's commitment to maintaining a clean, well-managed, and aesthetically exceptional community, consistent with our focus on a Beautiful Environment and the highest quality of life. Surplusing this equipment allows the Village to uphold the high standards of quality, reliability, and refinement that define Bal Harbour.

CONCLUSION

The Village originally purchased the skid steer in 2017 to conduct numerous operational tasks that are currently now often performed by third party contracted companies. If a skid steer is required for something the Public Works and Beautification Dept. needs to do, the option of renting, at a lower cost of owning is available.

I have evaluated the repair cost and recommend that the skid steer should be included as surplus property. I have also reviewed the proposed offer to buy the skid steer by Florida Coast equipment.

This resolution provides the authority to declare the skid steer as surplus and authorizes the sale to Florida Coast Equipment in the amount of \$37,300. Therefore, I recommend your approval of this Resolution.

Attachments:

1. Offer from Florida Coast Equipment

RESOLUTION NO. 2026- ____

A RESOLUTION OF THE VILLAGE COUNCIL OF BAL HARBOUR VILLAGE, FLORIDA; DECLARING THE KUBOTA SKID STEER USED BY THE PUBLIC WORKS AND BEAUTIFICATION DEPARTMENT AS SURPLUS PROPERTY AND AUTHORIZING THE SALE TO FLORIDA COAST EQUIPMENT IN THE AMOUNT OF \$37,300; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on October 24, 2017, the Village Council approved Resolution No.2017-1105, for the purchase of a 2017 Kubota Skid Steer Loader at a cost of \$ 52,038 to be used for specific operational maintenance activities; and

WHEREAS, although the loader served its purpose for many years, it is now in need of a substantial financial investment for repairs to make it fully operational; and

WHEREAS, the Public Works and Beautification Department ("Department") has determined that it does not use the equipment with enough frequency to justify the repair cost estimate from Florida Coast Equipment; and

WHEREAS, the Village received an offer to buy the skid steer from Florida Coast Equipment in the amount of \$37,300; and

WHEREAS, to carefully evaluate the offer, the Department researched the current market value of a similarly used skid steer and determined that given the original purchase price paid in 2017, the necessary repair cost needed, and the offer from Florida Coast, the Department recommends accepting the offer; and

WHEREAS, this Council has determined that it is in the best interest of the Village to declare the Kubota skid steer as surplus and accept the offer from Florida Coast Equipment in the amount of \$37,300

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF BAL HARBOUR VILLAGE, FLORIDA, AS FOLLOWS:

Section 1. Recitals Adopted. That the above stated recitals are hereby adopted and confirmed.

Section 2. Sale of Surplus Property Approved. That Village Council hereby approves the designation of the Kubota skid steer as surplus property and accepts the

offer from Florida Coast Equipment in the amount of \$37,300.

Section 3. Implementation. That the Village Manager is hereby authorized to take all actions necessary to implement the purpose of this Resolution.

Section 4. Effective Date. That this Resolution shall take effect immediately upon the adoption hereof.

PASSED AND ADOPTED this 20th day of April, 2026.



Mayor Seth E. Salver

ATTEST:

Dwight S. Danie, Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Village Attorney
Weiss Serota Helfman Cole & Bierman P.L.

BAL HARBOUR

- VILLAGE -

COUNCIL ITEM SUMMARY

Condensed Title:

A RESOLUTION OF THE VILLAGE COUNCIL OF BAL HARBOUR VILLAGE, FLORIDA, AUTHORIZING THE SUBMITTAL OF A FLORIDA INLAND NAVIGATION DISTRICT (FIND) WATERWAYS ASSISTANCE PROGRAM GRANT APPLICATION FOR THE PUBLIC WATERWAY ACCESS AND ADA FLOATING DOCK EXPANSION - PHASE I DESIGN PROJECT, IN THE ESTIMATED GRANT AMOUNT OF SEVENTY THOUSAND DOLLARS (\$70,000).

Issue:

Should the Village Council authorize the submittal of a grant application to the Florida Inland Navigation District (FIND) Waterways Assistance Program in the amount of \$70,000 for the design, engineering, and permitting of an ADA-accessible floating dock expansion at Waterfront Park?

The Bal Harbour Experience:

- | | | |
|---|--|---|
| <input type="checkbox"/> Beautiful Environment | <input checked="" type="checkbox"/> Safety | <input checked="" type="checkbox"/> Modernized Public Facilities/Infrastructure |
| <input checked="" type="checkbox"/> Destination & Amenities | <input type="checkbox"/> Unique & Elegant | <input type="checkbox"/> Resiliency & Sustainable Community |

Item Summary / Recommendation:

This Resolution authorizes the submittal of a grant application to the Florida Inland Navigation District (FIND) Waterways Assistance Program for funding assistance in the amount of \$70,000 toward the expansion and enhancement of the Village's existing waterfront access facilities at Waterfront Park. This grant application is for Phase 1 (design and engineering) of the project, which consists of an ADA-accessible gangway, and floating dock with accessible kayak launch and transfer system to improve usability for a broader range of users. FIND funding for this project requires a minimum 50 percent match. The total estimated project cost is \$140,000. If awarded, this item will be brought back to the Village Council for acceptance of the grant and approval of subsequent project phases.

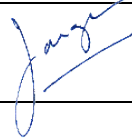
THE ADMINISTRATION RECOMMENDS APPROVAL OF THIS RESOLUTION.

Financial Information:

	Amount	Account	Account #
	X	X	X

Sign off:

Director Recreation, Arts & Culture	Chief Financial Officer	Village Manager
Sylvia Flores	Claudia Dixon	Jorge M. Gonzalez



BAL HARBOUR

- VILLAGE -

COUNCIL MEMORANDUM

TO: Honorable Mayor and Village Council

FROM: Jorge M. Gonzalez, Village Manager



DATE: April 20, 2026

SUBJECT: **A RESOLUTION OF THE VILLAGE COUNCIL OF BAL HARBOUR VILLAGE, FLORIDA, AUTHORIZING THE SUBMITTAL OF A FLORIDA INLAND NAVIGATION DISTRICT (FIND) WATERWAYS ASSISTANCE PROGRAM GRANT APPLICATION FOR THE PUBLIC WATERWAY ACCESS AND ADA FLOATING DOCK EXPANSION - PHASE I DESIGN PROJECT, IN THE ESTIMATED GRANT AMOUNT OF SEVENTY THOUSAND DOLLARS (\$70,000); PROVIDING FOR IMPLEMENTATION; PROVIDING FOR AN EFFECTIVE DATE.**

ADMINISTRATIVE RECOMMENDATION

I am recommending approval of this Resolution.

BACKGROUND

Bal Harbour Village previously received funding through the Florida Inland Navigation District (FIND) Waterways Assistance Program for the construction of a seawall, boardwalk, and public access dock at Waterfront Park. That project significantly enhanced the Village's waterfront by establishing a publicly accessible amenity and providing approximately 200 linear feet of waterfront access along the Intracoastal Waterway. As the Village continues to invest in and activate its waterfront, the next phase of improvements is focused on enhancing accessibility and expanding opportunities for public use. This includes the addition of ADA-accessible infrastructure and improvements to support a broader range of users, including non-motorized recreational activities.

ANALYSIS

On March 30, 2026, the Village submitted a Waterways Assistance Program (WAP) grant application to FIND for the Public Waterway Access and ADA Floating Dock Expansion - Phase I Design Project.

Project Title: Public Waterway Access and ADA Floating Dock Expansion - Phase I Design

Total Estimated Project Cost: \$140,000

Requested FIND Funding: \$70,000

Required Minimum Match: \$70,000

FIND funding for this project requires a minimum 50 percent match. The Village has applied for funding in the amount of \$70,000, representing the maximum eligible share based on the total estimated project cost. The proposed project consists of Phase I design,

engineering, and permitting to support the expansion and enhancement of the Village's existing waterfront access facilities at Waterfront Park. The design will include an ADA-accessible gangway and floating dock with accessible kayak launch and transfer system to improve usability for a broader range of users. These improvements are intended to enhance functionality, increase capacity, and provide inclusive access to the Intracoastal Waterway for residents, visitors, and non-motorized users. The project builds upon prior waterfront improvements and advances the Village's ongoing efforts to expand public access and recreational opportunities along the water.

Completion of this phase will position the Village to pursue future funding for construction and implementation of the improvements. If the grant is awarded, staff will return to the Village Council for acceptance of the grant agreement and to seek approval for subsequent phases of the project.

THE BAL HARBOUR EXPERIENCE

This item supports the Bal Harbour Experience by advancing resiliency, accessibility, and the continued enhancement of high-quality public amenities. The proposed improvements will expand inclusive access to the Village's waterfront, ensuring that residents and visitors of all abilities can safely enjoy and utilize the Intracoastal Waterway. By improving connectivity between land and water, this project enhances the Village's identity as a premier waterfront destination while supporting recreational opportunities and sustainable public access.

CONCLUSION

This item authorizes the submittal of a grant application to the Florida Inland Navigation District for funding assistance toward the design and permitting of an ADA-accessible floating dock expansion at Waterfront Park. The Village has applied for funding in the amount of \$70,000, with a required matching contribution. If awarded, this item will be brought back to Council for acceptance of the grant and advancement of the project. Council is asked to consider this item. I, therefore, recommend approval.

Attachments:

1. FIND WAP Grant Application - Public Waterway Access and ADA Floating Dock Expansion - Phase I Design

RESOLUTION NO. 2026-____

A RESOLUTION OF THE VILLAGE COUNCIL OF BAL HARBOUR VILLAGE, FLORIDA, AUTHORIZING THE SUBMITTAL OF A FLORIDA INLAND NAVIGATION DISTRICT (FIND) WATERWAYS ASSISTANCE PROGRAM GRANT APPLICATION FOR THE PUBLIC WATERWAY ACCESS AND ADA FLOATING DOCK EXPANSION - PHASE I DESIGN PROJECT, IN THE ESTIMATED GRANT AMOUNT OF SEVENTYTHOUSAND DOLLARS (\$70,000); PROVIDING FOR IMPLEMENTATION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Village of Bal Harbour is interested in carrying out the following described project for the enjoyment of the citizenry of Bal Harbour and the State of Florida:

Project Title: Public Waterway Access and ADA Floating Dock Expansion - Phase I Design

Total Estimated Cost: \$140,000

Brief Description of Project: The project consists of Phase I design, engineering, and permitting for an ADA-accessible floating dock and gangway system at Waterfront Park to enhance public waterway access and provide safe, inclusive access for kayakers, paddleboarders, and other users of the Intracoastal Waterway; and

WHEREAS, the Village previously received funding through the Florida Inland Navigation District (FIND) Waterways Assistance Program for the seawall, boardwalk, and public access dock improvements at Waterfront Park, which established a publicly accessible waterfront amenity; and

WHEREAS, the proposed project represents the next phase of the Village's waterfront investment by expanding and enhancing public access through the design of an ADA-accessible gangway and floating dock system with accessible kayak launch; and

WHEREAS, on March 30, 2026, the Village submitted a grant application to FIND under the Waterways Assistance Program for funding assistance for Phase I design of the project; and

WHEREAS, FIND funding for this project is requested in the amount of \$70,000, representing fifty percent (50%) of the total estimated project cost, with a required minimum matching contribution by the Village; and

WHEREAS, FIND financial assistance is required for the project described above and as part of its application process, FIND requires that a resolution be adopted by the governing body in substantially the form provided by the District.

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF BAL HARBOUR VILLAGE, FLORIDA, AS FOLLOWS:

Section 1. Recitals Adopted. That the above-mentioned recitals are hereby adopted and confirmed.

Section 2. Application Authorized. That this Council hereby authorizes the submittal of a grant application to the Florida Inland Navigation District (FIND), Waterways Assistance Program, in an amount of up to fifty percent (50%) of the total project cost, not to exceed seventy thousand dollars (\$70,000), with a required minimum matching contribution by the Village.

Section 3. Program Commitment. That the Village is in complete accord with the proposal submitted and will carry out the program in the manner described in the application and any plans and specifications attached thereto, unless prior approval for any change has been received from the District.

Section 4. Funding and Compliance. That the Village has the ability and intention to finance its required share of the cost of the project and that the project will be operated and maintained at the expense of the Village for public use. The Village further agrees to comply with all applicable requirements of Rule 66B-2, F.A.C. The Village further certifies that it will not discriminate against any person on the basis of race, color, or national origin in the use of any property or facility acquired or developed pursuant to this proposal, and shall comply with the terms and intent of Title VI of the Civil Rights Act of 1964, P.L. 88-352 (1964), and will design and construct all facilities to comply fully with statutes relating to accessibility by persons with disabilities, as well as all other applicable federal, state, and local laws, rules, and requirements. The Village further agrees to

maintain adequate financial records on the proposed project to substantiate claims for reimbursement and to make such records available to FIND, if requested, including for a post-audit of expenses incurred on the project prior to, or in conjunction with, any request for the final ten percent (10%) of the funding agreed to by FIND.

Section 5. Effective Date. That this Resolution shall take effect immediately upon the adoption hereof.

PASSED AND ADOPTED this 20th day of April, 2026.



Mayor Seth E. Salver

ATTEST:

Dwight S. Danie, Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Village Attorney
Weiss Serota Helfman Cole & Bierman P.L.

ATTACHMENT E-1
Waterways Assistance Program FY2026
Applicant Checklist

Project Title:	Public Waterway Access and ADA Floating Dock Expansion – Phase I Design
Applicant:	Bal Harbour Village

This checklist and the other items listed below in items 1 through 11 constitute your application. The required information shall be submitted in the order listed.

Electronic copies (2 separate PDF files per instructions – PDF File 1: Items 1-8, PDF File 2: Items 9-11) shall be emailed (15mb maximum file size) to CKelley@aicw.org. Applications must be received by the deadline, no exceptions.

	<u>YES</u>	<u>NO</u>
1. District Commissioner Review (prior to March 4th) (NOTE: For District Commissioner initials ONLY!) (District Commissioner must initial the yes line on this checklist for the application to be deemed complete)	<u>TSC</u>	_____
2. Application Checklist Attachment E-1 (Form No. 25-10, 2 pages) (Form must be signed and dated)	<input checked="" type="radio"/>	<input type="radio"/>
3. Application and Evaluation Worksheet Attachment E-2 (Form No. 25-15) (First Page of Form Must be Signed)	<input checked="" type="radio"/>	<input type="radio"/>
4. Project Cost Estimate Attachment E-3 (Form No. 25-20, 1 page) (Must be on District form)	<input checked="" type="radio"/>	<input type="radio"/>
5. Project Timeline Attachment E-4 (Form No. 25-25, 1 page)	<input checked="" type="radio"/>	<input type="radio"/>
6. County/City Location Map	<input checked="" type="radio"/>	<input type="radio"/>
7. Project Boundary Map	<input checked="" type="radio"/>	<input type="radio"/>
8. Clear and Detailed Site Development Plan Map	<input checked="" type="radio"/>	<input type="radio"/>

Continued on Next Page

YES

NO

- 9. Official Resolution Form Attachment E-5 (Form No. 25-30, 2 pages)(Resolution must be on District Form and includes items 1-6)
- 10. Attorney's Certification (Land Ownership) Attachment E-6 (Form No. 25-35, 1 page)
- 11. Copies of all Required Permits: ACOE, DEP, WMD (Requirement of Construction & Dredging Projects)

The undersigned, as applicant, acknowledges that Items 1 through 11 above constitutes a complete application and that this information is due in the District office no later than 4:30 PM, March 30, 2026. By May 18, 2026, my application must be deemed complete (except for permits) or it will be removed from any further consideration by the District. I also acknowledge that the information in Item 11 is due to the District no later than September 21, 2026. If the information in Item 11 is not submitted to the District office by September 21, 2026, I am aware that my application will be removed from any further funding consideration by the District.

Kristina Brown

Grants Administrator



Print Liaison Name

Title

Liaison Signature

3/27/2026

Date

FIND OFFICE USE ONLY

Date Received: _____

Local FIND Commissioner Review _____

All Required Supporting Documents: _____

Applicant Eligibility: _____

Project Eligibility _____ Available Score: _____

Compliance with Rule 66B-2 F.A.C.: _____

Eligibility of Project Cost: _____

ATTACHMENT E-2

Waterways Assistance Program FY2026

Application and Evaluation Worksheet

Local Sponsor: Bal Harbour Village	Department: Recreation, Arts & Culture
Project Title: Public Waterway Access and ADA Floating Dock Expansion – Phase I	Use “Phase I” for Design Projects. Use “Phase II” for Construction if you received FIND funding for Phase I Work.
Project Director: Sylvia Flores	Email: sflores@balharbourfl.gov
Grant Liaison: (If Different from Director) Kristina Brown	Email: progrant@balharbourfl.gov
Mailing Address: 655 96th ST	
City: Bal Harbour	Zip Code: 33154
Phone Number: 954-860-2699	
Project Address: 18 Bal Bay Drive, Bal Harbour, FL 33154	
Requested FIND Funding:	\$70,000.00
Eligible Matching Funds Amount:	\$70,000.00
Match Percentage:	50%
Total Project Costs:	\$140,000.00
Applicant’s Funding Source:	Local Funds



Kristina Brown

Applicant Signature Certifying the Above Information

Print Name

Project Summary: Maximum 200 Words

Bal Harbour Village previously received funding through the FIND Waterways Assistance Program in 2020 to implement shoreline improvements including a seawall, boardwalk, and public access dock along the Intracoastal Waterway. That project established a valuable public waterfront amenity and created the foundation for continued enhancements to public access. The Village is now seeking Phase I funding to advance the design and permitting of improvements to expand and enhance the existing dock. The proposed project will increase public access and usability through the addition of an ADA-accessible gangway, and floating dock system with accessible kayak launch to support a broader range of users and activities. The Village has coordinated with marine contractors and floating dock manufacturers to obtain preliminary input on materials and order-of-magnitude costs to help inform the proposed improvements. This effort represents the next phase of the Village’s waterfront investment, focused on enhancing accessibility, improving functionality, and positioning the project for future construction.

1. Priority Category:

- a) Choose one priority category of this project from the application instructions based upon the predominant cost of the project elements.

11. Public waterfront parks and boardwalks & associated improvements

- b) Explain how the project fits into this priority category

The proposed project builds upon the Village's previously completed seawall, boardwalk, and dock improvements by expanding public access along the waterfront. The project includes the design of an ADA-accessible gangway and floating dock system with accessible kayak launch, which will enhance the usability of the existing public waterfront facilities and provide additional opportunities for passive recreation and water access. These improvements are consistent with public waterfront park enhancements and support the continued expansion of publicly accessible shoreline facilities.

- c) Explain how the project relates to the District's Waterways and the mission of the Florida Inland Navigation District.

Bal Harbour Village is located along the Intracoastal Waterway and serves as a unique access point between the Atlantic Ocean and Biscayne Bay. FIND's mission to enhance waterway access and navigation is directly supported by this project, which expands a publicly accessible docking facility to accommodate additional users, including ADA-accessible access for kayaks and temporary vessel loading and offloading. The project increases safe and equitable public access to the waterway.

2. Ownership of Project Site:

Own Leased Other

If leased or other, please describe lease or terms and conditions:

The project site is owned by Bal Harbour Village.

3. Has the District previously provided assistance funding to this project or site?

Yes No

4. If yes, please list the project name, number and funding amount received:

Village Seawall, Boardwalk and Dock Project
FIND Project No.: DA-BH-20-259
Funding Amount: \$705,097.00

5. What is the current level of public access in terms of the number of boat ramps, boat slips and trailer parking spaces, linear feet of boardwalk (etc.) if applicable?

The current level of public water access within Bal Harbour Village is limited. There are no public boat ramps, slips, or designated trailer parking facilities. The Village does provide a public dock that allows for boarding and unboarding; however, it does not function as a formal launch facility. The Village also has an existing kayak launch, but it is not ADA-accessible and does not provide equitable access for all users, limiting its usability. Waterfront Park includes approximately 200 linear feet of publicly accessible shoreline along the Intracoastal Waterway; however, access to the water is informal and lacks the infrastructure needed to support safe, consistent, and inclusive use.

6. How many additional ramps, slips, parking spaces or other access features will be added by this project, and what is the approximate number of registered vessels estimated to use the constructed project?

The proposed project will add one (1) ADA-accessible gangway, one (1) floating dock system, and one (1) ADA-accessible kayak launch with transfer platform. These improvements will provide approximately 2 to 4 temporary staging positions for non-motorized vessels at any given time. The project does not include permanent slips, but is designed for short-term access and launching activities. These improvements will increase usability for a broader range of users, including individuals with disabilities. Based on comparable facilities and the Village's location along the Intracoastal Waterway, the project is estimated to support approximately 500 to 1,000 vessel launches and landings annually. User counts will vary depending on seasonal demand and recreational activity.

7. Public Usage & Benefits:

- a) What public access or navigational benefit to the District's waterways will result from this project? How will this project enhance public access to the District's waterways, and what specific navigational benefits will it provide to the community?

The proposed project expands an existing public docking facility along the Intracoastal Waterway by adding an ADA-accessible gangway, floating dock, and accessible kayak launch. These improvements will enhance safe and efficient loading and offloading for small vessels while significantly improving access for kayakers and paddlecraft. The project builds on the Village's previously completed seawall, boardwalk, and dock improvements, which established a continuous public waterfront access point.

- b) What is the current demand for public access or navigation facilities in the area, and how does this project address unmet needs or improve upon existing facilities?

Bal Harbour Village has limited publicly accessible docking and non-motorized launch facilities despite its direct location on the Intracoastal Waterway. The existing dock and kayak launch, completed under the prior FIND project, are actively used but constrained in size and accessibility. The proposed expansion directly addresses this unmet need by increasing dock capacity and improving usability for a broader range of users, including individuals requiring ADA-compliant access. The improvements will accommodate increased use by residents, visitors, and transient waterway users seeking safe loading, unloading, and launch opportunities.

- c) How does the project fit within regional or local maritime management plans, public access initiatives, or comprehensive plans, and how does it contribute to broader public usage goals?

The project is a direct continuation of the Village's multi-phase waterfront investment strategy initiated through the 2020 FIND-funded seawall, boardwalk, and dock project, which included redevelopment of the site for public waterfront access and recreational use. The proposed design aligns with local capital improvement initiatives focused on enhancing public access, resiliency, and recreational opportunities along the waterfront. It also supports FIND's mission by improving access to the ICW.

- d) Has the local Sponsor implemented or plans to implement any boating access, speed zone, commercial access or other restrictive use in the area of this site?

The Village has not implemented and does not plan to implement restrictive boating access, speed zones, or limitations specific to this site beyond applicable regulatory requirements. The facility is intended to remain publicly accessible and support open use for passive recreation, temporary vessel access, and non-motorized watercraft, consistent with its function as a public waterfront access point.

8. Fees & Maintenance:

Are there any fees associated with the use of this facility?

Yes

No

If answered Yes:

a) List or provide a fee schedule.

The facility will remain publicly accessible without user fees.

b) Provide a listing of the fees charged by similar facilities, public and private, in the project area.

N/A

c) Pursuant to Rule 66B-2.004(11), if there are any fees, please explain how these fees are tracked and what they are used for.

N/A

d) Clearly demonstrate how the project will continue to be maintained and funded after initial funding is completed.

Maintenance will be performed by Bal Harbour Village through its ongoing capital and parks maintenance programs. The Village has successfully maintained the existing seawall, boardwalk, and dock improvements and will continue to fund operations, repairs, and long-term upkeep through its established budget and revenue sources.

9. Please list all Environmental Resource Permits required for this project:

Agency	Y/N	Date Applied	Date Received
Water Management District	N	N/A	N/A
Dept of Environmental Protection	Y	TBD	TBD
USACE	Y	TBD	TBD

10. a) Construction

This question is to be answered **only** if this application is for a **Construction** project.

In the summary box at the bottom of this page, please address each of the bullet points listed below to maximize your score for this competitive grant application.

PERMITTING:

- Have all required environmental permits been applied for? (USACE, DEP and WMD) If permits are NOT required, explain why not.
- Detail any significant impediments that may have been identified that would potentially delay the timely issuance of the required permits.
- For Phase I design, permitting, and engineering projects, please provide a general cost estimate for the future Phase II construction work.

CONSTRUCTION TECHNIQUES:

- What is the design life of the project and proposed materials?
- What considerations, if any, have been made for storm surge and hurricane impacts in the design and life span of this project?

Construction Project: Maximum 200 Words (Address all bullet points above)

This project is a Phase I design, engineering, and permitting effort; therefore, no permits have been applied for at this time. It is anticipated that environmental permits from FDEP, USACE, and applicable local agencies will be required for the installation of the gangway and floating dock system. No significant impediments have been identified at this stage, and the site consists of an existing public shoreline with no known environmental constraints that would delay permitting.

Based on preliminary coordination with manufacturers and recent cost estimates for similar ADA-accessible floating dock systems, the anticipated Phase II construction cost is estimated to be approximately \$400,000 to \$500,000. This estimate includes materials, installation, piling, mobilization, and associated construction costs.

The proposed improvements will utilize marine-grade aluminum gangways, floating dock systems with composite decking, and corrosion-resistant structural components designed for a service life of approximately 30 to 50 years. The design will incorporate resilience measures to withstand tidal fluctuations, storm surge, and hurricane conditions typical of South Florida, including secure anchoring systems and durable materials suitable for a coastal environment.

10. b) Environmental Education

This question is to be answered **only** if this application is for an **Environmental Education** project.

In the summary box at the bottom of this page, please address each of the bullet points listed below to maximize your score for this competitive grant application.

DILIGENCE:

- Who is the primary target audience or user group for the project and how were they identified?
- How have the needs of the target audience been evaluated and met?
- How many people will the program serve on an annual basis? What will be the measurable results?
- Describe the materials and project deliverables to be produced by this project.
- Describe the plan for dissemination of the materials produced through the project,

EXPERIENCE & QUALIFICATIONS:

- Please briefly describe the qualifications of the program administrator(s), including prior experience, and areas of expertise.
- What previous projects of this nature have been completed by the program manager?

PROJECT GOALS:

- What are the long-term goals of this project as it relates to the ICW?
- What is the expected duration/frequency of this program?

Environmental Education Project: Maximum 400 Words (Address all bullet points above)

This application is not for an Environmental Education project; therefore, this section is not applicable. The proposed project focuses on engineering, design, and infrastructure improvements to enhance public access and resilience.

10. c) Law Enforcement and Boating Safety Projects

This question is to be answered **only** if this application is for **Law Enforcement and Boating Safety** projects.

In the summary box at the bottom of this page, please address each of the bullet points listed below to maximize your score for this competitive grant application.

WATERWAY RELATIONSHIP:

- Describe how the project will enhance boating access, safety, or enforcement efforts on the waterway, and address the identified needs or benefits for public safety.

EXPERIENCE & QUALIFICATIONS:

- List the personnel tasked with the implementation of this project, their qualifications, previous training and experience.

DELIVERABLES:

- Describe the project deliverables and why this particular law enforcement vessel, equipment or facility improvements was selected or are necessary.

AREA OF COVERAGE

- What is the range or area of coverage for this project?

Law Enforcement and Boating Safety Project: Maximum 200 Words (Address all bullet points above)

This application is not for a Law Enforcement or Boating Safety project; therefore, this section is not applicable. The proposed project is focused on design, engineering, and infrastructure improvements to support public access and resiliency.

10. d) Inlet or Public Navigation

This question is to be answered **only** if this application is for an **Inlet or Public Navigation** dredging project.

In the summary box at the bottom of this page, please address each of the bullet points listed below to maximize your score for this competitive grant application.

WATERWAY RELATIONSHIP:

- Will the project inhibit sediment inflow into, or reduce the dredging frequency of the Intracoastal Waterway channel?
- How does the project directly benefit the Intracoastal Waterway channel?
- Identify any long-term sedimentation problems and briefly discuss any methods or activities that will address these issues.

PUBLIC ACCESS

- Describe in brief detail how the project will enhance public access to or from the Intracoastal Waterway? List the upstream publicly accessible facilities with improved access because of this project.

BENEFICIAL PROJECT ELEMENTS:

- Describe any economic benefits to be realized by implementing this project.

PROJECT MAINTENANCE:

- When was this area last dredged? What is the expected frequency of future dredging? Where will the dredged material be relocated to?

Inlet or Public Navigation Project: Maximum 200 Words (Address all bullet points above)

This application is not for an Inlet or Public Navigation dredging project; therefore, this section is not applicable. The proposed project focuses on design, engineering, and infrastructure improvements to enhance public access and resiliency.

10. e) Beach Renourishment

This question is to be answered **only** if this application is for a **Beach Renourishment** project.

In the summary box at the bottom of this page, please address each of the bullet points listed below to maximize your score for this competitive grant application.

WATERWAY RELATIONSHIP:

- Describe how the District and other navigation interests will benefit from the implementation of this project.

VIABILITY:

- Is the project site defined as critically eroded area by a statewide beach management plan?
- Cite the quantifiable rate of erosion in this area.
- Is the project an important component of an overall beach management effort?

PUBLIC BENEFITS:

- Are there quantifiable public benefits demonstrated by the project?
- Is there adequate public access to the project area? Please describe location and amount.

PROJECT FUNDING:

- Describe any assistance funding from other sources.
- Clarify the availability of long-term funding for this project.

Beach Renourishment Project: Maximum 200 Words (Address all bullet points above)

This application is not for a Beach Renourishment project; therefore, this section is not applicable. The proposed project focuses on design, engineering, and infrastructure improvements to enhance public access and resiliency.

11. Disaster Relief

This question is to be answered **only** if this application is for repairs/construction of waterways facilities damaged by a declared natural disaster.

In the summary box at the bottom of this page, please address each of the bullet points listed below to maximize your score for this competitive grant application.

STORM DAMAGE EVALUATION:

- List the State of Emergency declaration order or proclamation & the name and date of the storm/event. [Pursuant to State of emergency declared under Chapter 252, F.S.]
- Describe the extent of the damage that was caused due to the storm/event and any Construction/Resiliency Improvements planned for the project.
- What is the current status of your FEMA paperwork for the project?

PROJECT FUNDING:

- Describe the other funding mechanisms and financial assistance that will be applied to defray the reconstruction costs or damage repair

Disaster Relief Project: Maximum 200 Words (Address all bullet points above)

This application is not for a Disaster Relief project; therefore, this section is not applicable. The proposed project focuses on design, engineering, and infrastructure improvements to enhance public access and resiliency.

ATTACHMENT E-3

Waterway Assistance Program FY2026

PROJECT COST ESTIMATE

(See Rule Section 66B-2.005 & 2.008 for eligibility and funding ratios)

Project Title:	Public Waterway Access and ADA Floating Dock Expansion – Phase I Design
Applicant:	Bal Harbour Village

Project Elements <i>(Please list the MAJOR project elements and provide general costs for each one.)</i>	Total Estimated Cost	Applicant's Cost (To the nearest \$50)	FIND Cost (To the nearest \$50)
Engineering Design and Project Development	\$ 60,000	\$ 30,000	\$ 30,000
Environmental Review, Surveys, and Permitting	\$ 50,000	\$ 25,000	\$ 25,000
Final Design, Construction Documents, and Bidding Support	\$ 30,000	\$ 15,000	\$ 15,000

**TOTALS =	\$ 140,000	\$ 70,000	\$ 70,000
-------------------	-------------------	------------------	------------------

ATTACHMENT E-4
Waterways Assistance Program FY2026
PROJECT TIMELINE

Project Title:	Public Waterway Access and ADA Floating Dock Expansion – Phase I Design
Applicant:	Bal Harbour Village

The applicant is to present a detailed timeline on the accomplishment of the components of the proposed project including, as applicable, completion dates for: permitting, design, bidding, applicant approvals, initiation of construction and completion of construction. NOTE: All funded activities must begin AFTER October 1st or be consistent with Rule 66B-2.005(3) - Pre-agreement expenses.

October 2026 – February 2027: Project initiation and design development, including coordination with regulatory agencies.

March – June 2027: Completion of supporting surveys and submittal of all required environmental permits.

July – September 2027: Permit review and anticipated issuance of all required approvals.

October 2027 – June 2028: Final design development and preparation of construction documents.

July – September 2028: Bidding, contractor selection, and contract award timed to align with funding availability.

October 1, 2028: Initiation of construction.

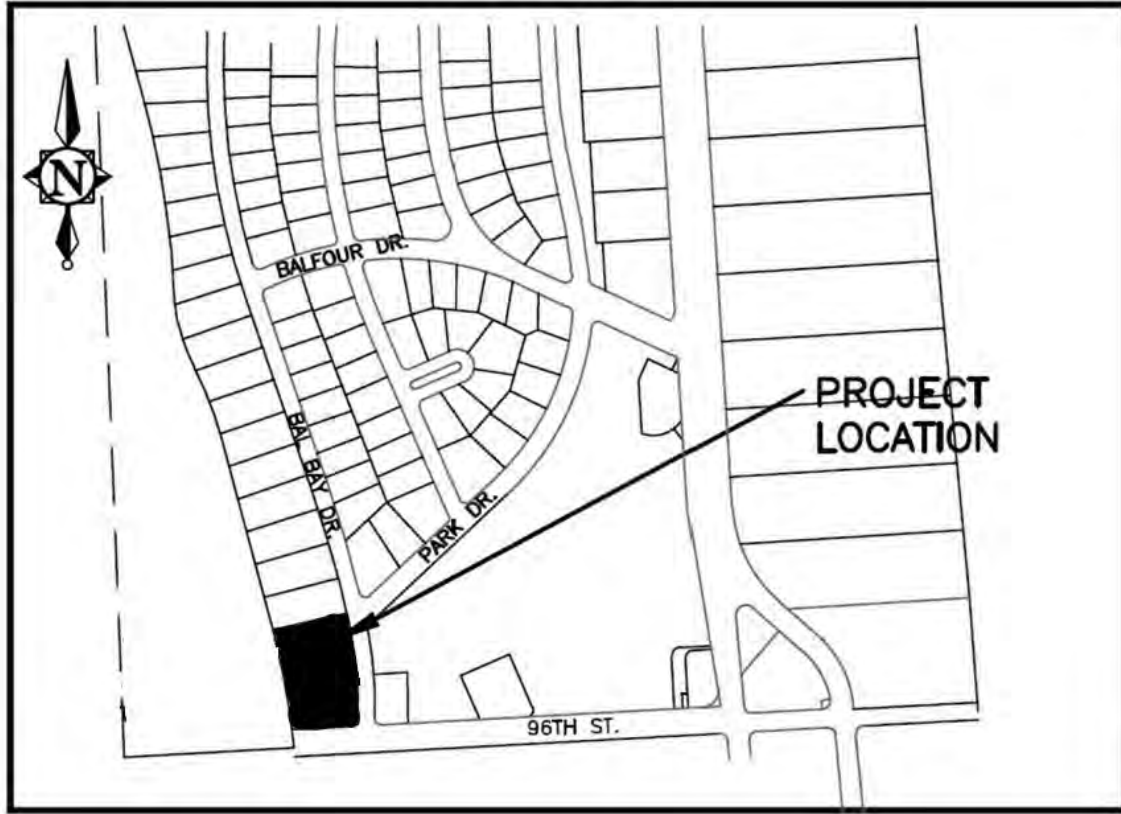
October 2028 – March 2029: Construction and project completion, followed by final inspection and closeout.

Bal Harbour Village Location Map

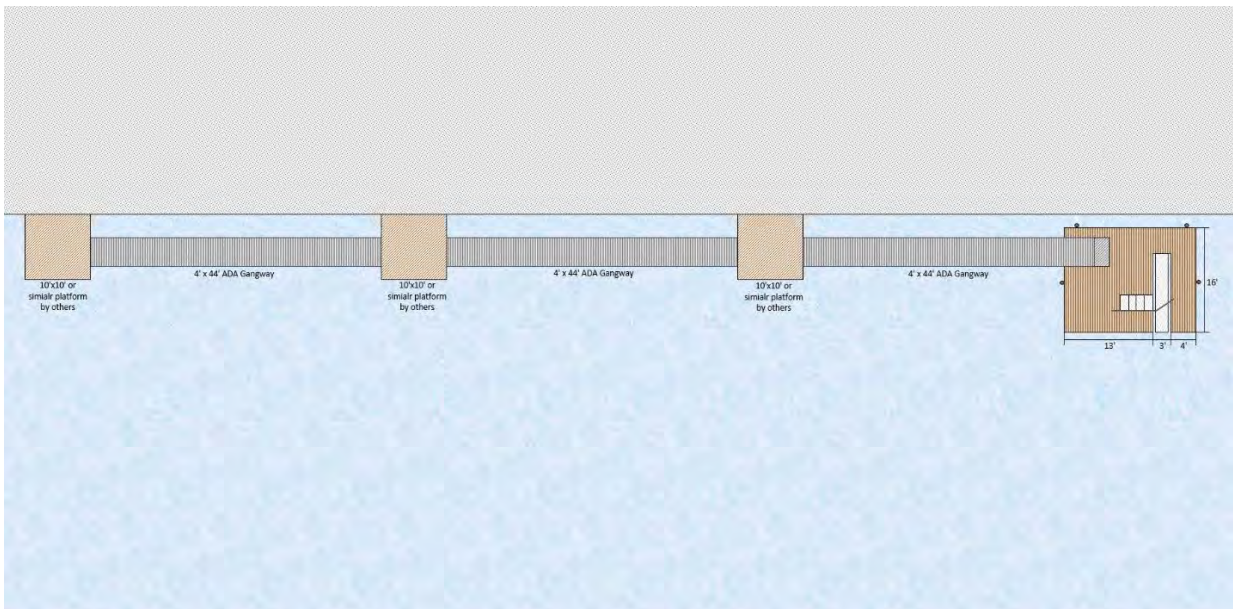
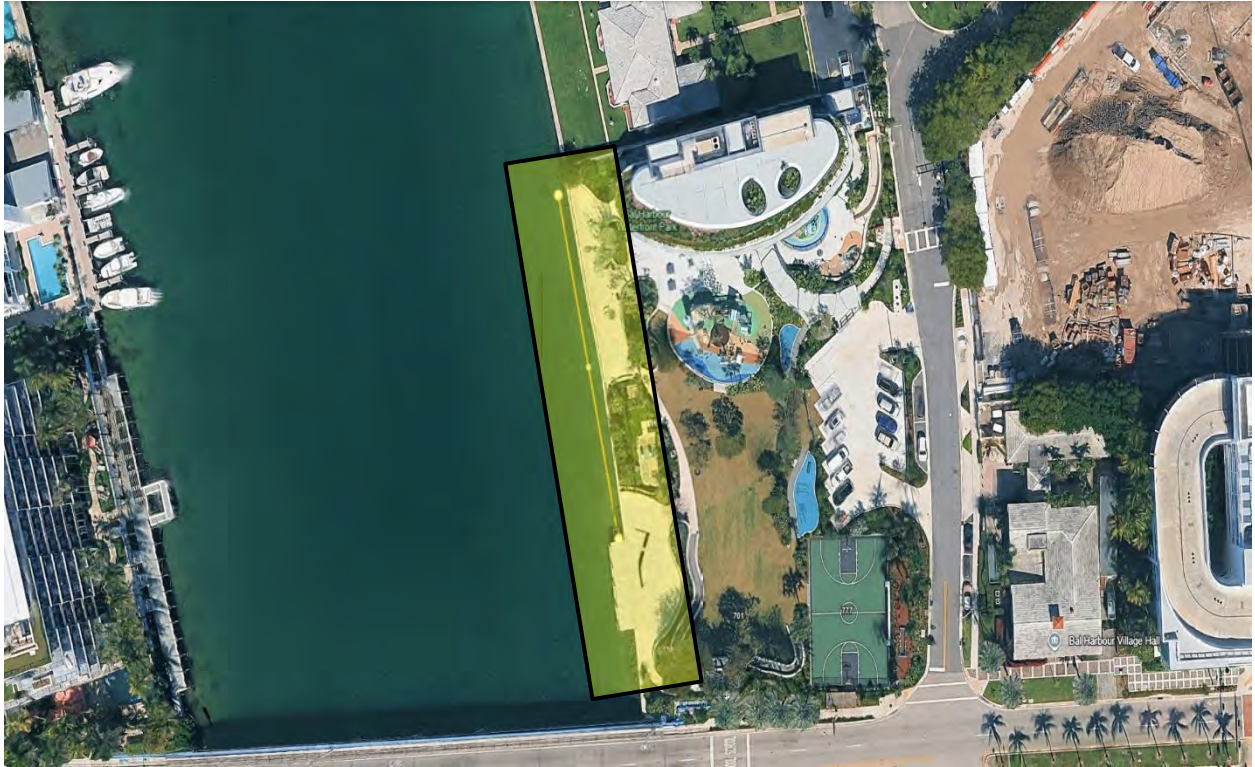


Project Boundary Map

SCALE: N.T.S.



Clear and Detailed Site Development Plan Map



ATTACHMENT E-5
RESOLUTION FOR ASSISTANCE 2026
UNDER THE FLORIDA INLAND NAVIGATION DISTRICT
WATERWAYS ASSISTANCE PROGRAM

WHEREAS, THE _____ is interested in carrying out the
(Name of Agency)
following described project for the enjoyment of the citizenry of _____
and the State of Florida:

Project Title _____

Total Estimated Cost \$ _____

Brief Description of Project:

The project consists of Phase I design, engineering, and permitting for an ADA accessible floating dock and gangway system at Waterfront Park. The improvements will enhance public waterway access and provide safe, inclusive access for kayakers, paddleboarders, and other users of the Intracoastal Waterway.

AND, Florida Inland Navigation District financial assistance is required for the program mentioned above,

NOW THEREFORE, be it resolved by the _____
(Name of Agency)
that the project described above be authorized,

AND, be it further resolved that said _____
(Name of Agency)

make application to the Florida Inland Navigation District in the amount of _____% of the
actual cost of the project in behalf of said _____
(Name of Agency)

AND, be it further resolved by the _____
(Name of Agency)
that it certifies to the following:

1. That it will accept the terms and conditions set forth in FIND Rule 66B-2 F.A.C. and which will be a part of the Project Agreement for any assistance awarded under the attached proposal.
2. That it is in complete accord with the attached proposal and that it will carry out the Program in the manner described in the proposal and any plans and specifications attached thereto unless prior approval for any change has been received from the District.

(1)

3. That it has the ability and intention to finance its share of the cost of the project and that the project will be operated and maintained at the expense of said _____
_____ for public use.
(Name of Agency)

4. That it will not discriminate against any person on the basis of race, color or national origin in the use of any property or facility acquired or developed pursuant to this proposal, and shall comply with the terms and intent of the Title VI of the Civil Rights Act of 1964, P. L. 88-352 (1964) and design and construct all facilities to comply fully with statutes relating to accessibility by persons with disabilities as well as other federal, state and local laws, rules and requirements.

5. That it will maintain adequate financial records on the proposed project to substantiate claims for reimbursement.

6. That it will make available to FIND if requested, a post-audit of expenses incurred on the project prior to, or in conjunction with, request for the final 10% of the funding agreed to by FIND.

This is to certify that the foregoing is a true and correct copy of a resolution duly and legally adopted by the _____ at a legal meeting
(Agency Governing Board)
held on this _____ day of _____ 20_____.

Attest

Signature

Title

Title

(2)

ATTACHMENT E-6
ATTORNEY'S CERTIFICATION OF TITLE
(See Rule 66B-2.006(4) & 2.008(2) FAC)

OFFICE OF THE VILLAGE ATTORNEY
655 96th Street, Bal Harbour, FL 33154

March 27, 2026

TO WHOM IT MAY CONCERN:

I, Robert A. Meyers, am the Deputy Attorney for the Village of Bal Harbour, Florida. I hereby state that I have examined a copy of a deed from Florence Schick Gifford to the Village of Bal Harbour dated May 26, 1965 conveying Fee Simple in the following described property:

Lots 1 and 2 in Block 1 of the Residential Section of Bal Harbour, recorded in Plat Book 44 and Page 98, of Public Records of Dade County, Florida.

I have also examined a document showing that this property is listed on the tax rolls as belonging to the Village of Bal Harbour. Finally, I have also examined such documents and records as necessary for this certification.

This property is what is now called Public Waterway Access and ADA Floating Dock Expansion - Phase I Design.

I certify that the Village does in fact own this property for 60 years.

Very truly yours,



Robert A. Meyers
Deputy Village Attorney

ATTACHMENT E-6
ATTORNEY'S CERTIFICATION OF TITLE
(See Rule 66B-2.006(4) & 2.008(2) FAC)

OFFICE OF THE VILLAGE ATTORNEY
655 96th Street, Bal Harbour, FL 33154

March 27, 2026

TO WHOM IT MAY CONCERN:

I, Robert A. Meyers, am the Deputy Attorney for the Village of Bal Harbour, Florida. I hereby state that I have examined a copy of a copy of a deed from Robert C. Graham and Bertha Hack Graham and Robert C. Graham, Jr. and Jeanne H. Graham to the Village of Bal Harbour dated June 18, 1956 conveying Fee Simple in the following described property:

Area No. 4 of Business Section of Bal Harbour, Plat Book 60, Page 39, of the Public Records of Dade County, Florida.

This property is what is now called Public Waterway Access and ADA Floating Dock Expansion - Phase I Design.

I have also examined a document showing that this property is listed on the tax rolls as belonging to the Village of Bal Harbour. Finally, I have also examined such documents and records as necessary for this certification.

I certify that the Village does in fact own this property for 69 years.

Very truly yours,



Robert A. Meyers
Deputy Village Attorney

Water Tax 5.00

This Indenture.

Made this 18th day of June A. D. 1956

Between ROBERT C. GRAHAM and BERTHA HACK GRAHAM, his wife, and ROBERT C. GRAHAM, JR. and JEANNE H. GRAHAM, his wife,



of the County of Daviess and State of Indiana parties of the first part, and BAL HARBOUR VILLAGE, a municipal village 1411 655 96 st Bal Harbour corporation existing under the laws of the State of Florida having its principal place of business in the County of Dade and State of Florida party of the second part,

Witnesseth, that the said parties of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations to them in hand paid, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, remised, released, enfeoffed, conveyed and confirmed and by these presents do grant, bargain, sell, alien, remise, release, enfeoff, convey and confirm unto the said party of the second part and its successors and assigns forever, all that certain parcel of land lying and being in the County of Dade and State of Florida, more particularly described as follows:



Area No. 4 of BUSINESS SECTION OF BAL HARBOUR, Plat Book 60, Page 39, of the Public Records of Dade County, Florida.

Subject to restrictions, conditions and limitations of record; zoning ordinance of the Village of Bal Harbour and any amendments thereto in force and effect; and taxes for the year 1956 and subsequent years.



Together with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining:

To Have and to Hold the same in fee simple forever.

And the said parties of the first part do covenant with the said party of the second part that they are lawfully seized of the said premises, that they are free of all incumbrance, and that they have good right and lawful authority to sell the same; and that said parties of the first part doth hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said parties of the first part have hereunto set their hands and seals the day and year above written.

Signed, Sealed and Delivered in Our Presence:



Jean Zollars
Margie L. Crane
(As to all Parties)

Robert C. Graham
Bertha Hack Graham
Robert C. Graham, Jr.
Jeanne H. Graham

State of ~~Florida~~ INDIANA

County of DAVIESS

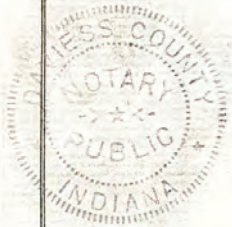
I HEREBY CERTIFY, That on this 18th day of June A. D. 1956, before me personally appeared ROBERT C. GRAHAM and BERTHA HACK GRAHAM, his wife, and ROBERT C. GRAHAM, JR. and JEANNE H. GRAHAM, his wife,

to me known to be the persons described in and who executed the foregoing conveyance to BAL HARBOUR VILLAGE, a municipal Florida corporation,

and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein mentioned.

WITNESS my signature and official seal at Washington Indiana in the County of Daviess and State of ~~Florida~~, the day and year last aforesaid.

My Commission Expires Dec 20, 1959 Notary Public Catherine Jaffe



FF103818
Merritt Field
TO CORPORATION

40-132
To Bal

Date

ABSTRACT OF DESCRIPTION

STATE OF FLORIDA,
County of **DADE**

On this 6 day of July A. D. 1956 at o'clock m., this instrument was filed for record, and being duly acknowledged and proven, I have recorded the same in pages 570 of Book 4297 in the public records of said Court. **RECORD VERIFIED**

In Witness Whereof, I have hereunto set my hand and affixed the seal of the 11th Judicial Circuit of said State, in and for said County.

E. B. LEATHERMAN Clerk.
By *E. B. Leatherman*, D. C.

200
off

FILED FOR RECORD

1956 JUL 6 AM 9:48

E. B. LEATHERMAN
CLERK OF DADE COUNTY

WARRANTY DEED

THIS INDENTURE, Made this 29th day of December, A. D. 1953, between ROBERT C. GRAHAM & SONS, a partnership consisting of Robert C. Graham, Robert C. Graham, Jr., Ziba F. Graham, Thomas E. Graham and David B. Graham, by Robert C. Graham joined by his wife, Bertha Hack Graham, Robert C. Graham, Jr., joined by his wife, Jeanne H. Graham, Ziba F. Graham joined by his wife, Winifred H. Graham, Thomas E. Graham joined by his wife, Jeannette H. Graham, and David B. Graham, a single man, Parties of the First Part, and BAL HARBOUR VILLAGE, a municipal corporation under the Laws of the State of Florida, whose mailing address is 9700 Collins Avenue, Miami Beach, Florida, Party of the Second Part;

WITNESSETH, That the said Parties of the First Part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, to them in hand paid by the said Party of the Second Part, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said Party of the Second Part, the following described land situate, lying and being in the County of Dade, State of Florida, to-wit:



Commencing at the intersection of the northerly line of 96th Street, with the easterly line of Bal Bay Drive, as same is shown on a Plat entitled, "Residential Section of Bal Harbour", as recorded in Plat Book 44, at Page 98, of the Public Records of Dade County, Florida; run N. 85°-30'-17" E. along the northerly line of said 96th Street, a distance of 102.469 feet to a point; thence run N. 4°-29'-43" W. along a line deflecting 90° to the left, a distance of 20 feet to the point of beginning of the tract of land herein described: -

Thence continue N. 1°-53'-10.286" W., a distance of 150.156 feet to a point, thence run S. 85°-30'-17" W. along a line deflecting 92°-36'-32.714" to the left, along a line parallel to and 170.0 feet distant northerly from the said northerly line of 96th Street, a distance of 100.00 feet to a point on the easterly line of Bal Bay Drive, thence run south-easterly along the easterly line of said Bal Bay Drive, along the arc of a circular curve, deflecting to the right, having for its elements a central angle of 6°-39'-56.322", a radius of 1102.667 feet, a distance of 128.281 feet to the Point of Reverse curvature (PRC) of said curve (chord of said curve having a bearing of S. 1°-53'-10.286" E and a length of 128.209 feet.)



Thence run southeasterly along the arc of a circular curve deflecting to the left, having for its elements a central angle of $95^{\circ}-22'-14.148''$, a radius of 20 feet, a distance of 33.291 feet to the point of tangency (PT) of said curve, (chord of said curve having a bearing of S. $46^{\circ}-48'-35.926''$ E. and a length of 29.578 feet); thence run N. $85^{\circ}-30'-17''$ E. tangent to the last mentioned curve, along a line parallel to and 20 feet distant northerly from the northerly line of said 96th Street, as shown on the above recorded Plat, a distance of 77.811 feet to the point of beginning of the tract of land herein described, containing 14,122 square feet, more or less.

Together with easements for ingress to and egress from the above described land over and across the lands hereinafter described and for convenience referred to as Easement No. 8.

EASEMENT NO. 8

Beginning at the intersection of the northerly line of 96th Street, with the easterly line of Bal Bay Drive, as same is shown on a Plat entitled, "Residential Section of Bal Harbour", as recorded in Plat Book 44, at Page 98, of the Public Records of Dade County, Florida; run N. $85^{\circ}-30'-17''$ E along the northerly line of said 96th Street, a distance of 102.469 feet to a point; thence run N. $4^{\circ}-29'-43''$ W. along a line deflecting 90° to the left, a distance of 20 feet; thence run S. $85^{\circ}-30'-17''$ W. along a line deflecting 90° to the left, along a line parallel to and 20 feet distant northerly from the northerly line of 96th Street, as shown on the above mentioned recorded plat, a distance of 77.811 feet to the Point of Curvature (PC) of a circular curve; thence run northwesterly along the arc of a circular curve deflecting to the right, having for its elements a central angle of $95^{\circ}-22'-14.148''$, a radius of 20 feet, a distance of 33.291 feet to the point of Reverse Curvature (PRC) of said curve (chord of said curve having a bearing of N. $46^{\circ}-48'-35.926''$ W. and a length of 29.578 feet) said point also being on the easterly line of Bal Bay Drive; thence run southwesterly along the arc of a circular curve deflecting to the right, having for its elements a central angle of $2^{\circ}-11'-23.578''$, a radius of 1102.667 feet, a distance of 42.115 feet (chord of said curve having a bearing of S. $3^{\circ}-06'-46.461''$ W., and a length of 42.142 feet) to the point of beginning of the tract of land herein described, containing 2132 square feet, more or less.

The Grantors reserve the right to dedicate or convey for road or highway purposes all, or any portion, of the above described lands over and across which easement is created, and as, if and when such dedication or conveyance is made the said easement shall be cancelled and become null and void as to such portion so dedicated or conveyed.

Subject to taxes for the year 1954 and subsequent years.

Subject also to building, use and zoning restrictions and easements of record.

AND the said Parties of the First Part do hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Robert C. Graham, Bertha Hack Graham, Robert C. Graham, Jr., Jeanne H. Graham, Ziba F. Graham, Winifred H. Graham, Thomas E. Graham, Jeannette H. Graham and David B. Graham have heretunto set their hands and seals this the day and year first hereinabove written.

Signed, sealed and delivered in the presence of:

ROBERT C. GRAHAM & SONS, a partnership. By each of the partners joined by their respective wives.

<u><i>Elizabeth Daniel</i></u>	<u><i>Robert C. Graham</i></u> (SEAL)
	Robert C. Graham
<u><i>Lillian L. Rawlin</i></u>	<u><i>Bertha Hack Graham</i></u> (SEAL)
(As to Robert C. Graham and Bertha Hack Graham)	Bertha Hack Graham
<u><i>Rosemary Hart</i></u>	<u><i>Robert C. Graham, Jr.</i></u> (SEAL)
	Robert C. Graham, Jr.
<u><i>Dora Scheller</i></u>	<u><i>Jeanne H. Graham</i></u> (SEAL)
(As to Robert C. Graham, Jr. and Jeanne H. Graham)	Jeanne H. Graham
<u><i>Rosemary Hart</i></u>	<u><i>Ziba F. Graham</i></u> (SEAL)
	Ziba F. Graham
<u><i>Dora Scheller</i></u>	<u><i>Winifred H. Graham</i></u> (SEAL)
(As to Ziba F. Graham and Winifred H. Graham)	Winifred H. Graham
<u><i>Rosemary Hart</i></u>	<u><i>Thomas E. Graham</i></u> (SEAL)
	Thomas E. Graham
<u><i>Dora Scheller</i></u>	<u><i>Jeannette H. Graham</i></u> (SEAL)
(As to Thomas E. Graham and Jeannette H. Graham)	Jeannette H. Graham
<u><i>Margaret Stegall</i></u>	<u><i>David B. Graham</i></u> (SEAL)
	David B. Graham
<u><i>Lillian L. Rawlin</i></u>	
(As to David B. Graham)	

STATE OF FLORIDA)
COUNTY OF DADE)

I HEREBY CERTIFY, That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, ROBERT C. GRAHAM and BERTHA HACK GRAHAM, his wife, to me well known and known to me to be the individuals described in and who executed the foregoing instrument, and they acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.



IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at Miami Beach, said County and State, this 29th day of December, A. D. 1953.

Lillian L. Rawlin
Notary Public, State of Florida at Large

My commission expires: Nov. 1st, 1955

STATE OF INDIANA)
COUNTY OF DAVIESS)

I HEREBY CERTIFY, That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, ROBERT C. GRAHAM, JR. and JEANNE H. GRAHAM, his wife, ZIEA F. GRAHAM and WINIFRED H. GRAHAM, his wife, and THOMAS E. GRAHAM and JEANNETTE H. GRAHAM, his wife, to me well known and known to me to be the individuals described in and who executed the foregoing instrument, and they acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at WASHINGTON, said county and state, this 2ND day of JANUARY, A. D. 1954.



Dora Scheller
Notary Public,

My commission expires: Dec. 17-1956

STATE OF FLORIDA)
COUNTY OF DADE)

I HEREBY CERTIFY, That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, DAVID B. GRAHAM, a single man, to me well known and known to me to be the individual described in and who executed the foregoing instrument, and he acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at Miami Beach, said County and State, this 4th day of January, A. D. 1954.



Lillian L. Rawlin
Notary Public, State of Florida at Large

My commission expires: Nov. 1st, 1955

State of Florida, County of Dade.

This instrument was filed for record the 8 day of Mar
1954 at 10:53 A.M. and duly recorded in Book
Book 3889 on Page 285 File No. DD 28948

E. B. LEATHERMAN
Clerk Circuit Court

By 83 metaly D.C.

BAL HARBOUR

- VILLAGE -

COUNCIL ITEM SUMMARY

Condensed Title:

A RESOLUTION OF THE VILLAGE COUNCIL OF BAL HARBOUR VILLAGE, FLORIDA, AUTHORIZING THE SUBMITTAL OF A FLORIDA INLAND NAVIGATION DISTRICT (FIND) WATERWAYS ASSISTANCE PROGRAM GRANT APPLICATION FOR THE MARINE PATROL VESSEL ACQUISITION FOR WATERWAY SAFETY PROJECT, IN THE ESTIMATED GRANT AMOUNT OF ONE HUNDRED FIFTY THOUSAND DOLLARS (\$150,000).

Issue:

Should the Village Council authorize the submittal of a grant application to the Florida Inland Navigation District (FIND) Waterways Assistance Program in the amount of \$150,000 for the acquisition of a marine patrol vessel to support waterway safety operations?

The Bal Harbour Experience:

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Beautiful Environment | <input checked="" type="checkbox"/> Safety | <input checked="" type="checkbox"/> Modernized Public Facilities/Infrastructure |
| <input checked="" type="checkbox"/> Destination & Amenities | <input checked="" type="checkbox"/> Unique & Elegant | <input checked="" type="checkbox"/> Resiliency & Sustainable Community |

Item Summary / Recommendation:

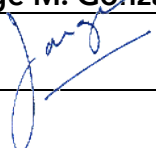
This Resolution authorizes the submittal of a grant application to the Florida Inland Navigation District (FIND) Waterways Assistance Program for funding assistance in the amount of \$150,000 toward the acquisition of a marine patrol vessel. The proposed project will replace the Village's existing 2009 Sea Hunter vessel, which is at the end of its useful life and is currently relied upon for operations within Baker's Haulover Inlet and adjacent Atlantic waters. The new vessel will enhance marine patrol capabilities, improve emergency response, and support safe navigation within high-traffic and high-risk waterways. FIND funding for this project category is limited to a maximum of \$150,000 and requires a minimum 50 percent local match. While the total estimated project cost is \$300,000, the final cost may exceed this amount. The Village will evaluate the trade-in value of the existing vessel to offset its required contribution. If awarded, the item will be brought back to the Village Council for acceptance of the grant and approval of the vessel purchase.

THE ADMINISTRATION RECOMMENDS APPROVAL OF THIS RESOLUTION.

Financial Information:

	Amount	Account	Account #
	X	X	X

Sign off:

Deputy Chief Mauricio Escarra	Chief Financial Officer Claudia Dixon	Village Manager Jorge M. Gonzalez
		

BAL HARBOUR

- VILLAGE -

COUNCIL MEMORANDUM

TO: Honorable Mayor and Village Council

FROM: Jorge M. Gonzalez, Village Manager



DATE: April 20, 2026

SUBJECT: **A RESOLUTION OF THE VILLAGE COUNCIL OF BAL HARBOUR VILLAGE, FLORIDA, AUTHORIZING THE SUBMITTAL OF A FLORIDA INLAND NAVIGATION DISTRICT (FIND) WATERWAYS ASSISTANCE PROGRAM GRANT APPLICATION FOR THE MARINE PATROL VESSEL ACQUISITION FOR WATERWAY SAFETY PROJECT, IN THE ESTIMATED GRANT AMOUNT OF ONE HUNDRED FIFTY THOUSAND DOLLARS (\$150,000); PROVIDING FOR IMPLEMENTATION; PROVIDING FOR AN EFFECTIVE DATE.**

ADMINISTRATIVE RECOMMENDATION

I am recommending approval of this Resolution.

BACKGROUND

Bal Harbour Village previously received funding through the Florida Inland Navigation District (FIND) Waterways Assistance Program in 2022 for the acquisition of a marine patrol vessel used within the Intracoastal Waterway. Since that time, the Village has continued to experience increased boating activity and public safety demands within Baker's Haulover Inlet and adjacent Atlantic waters. The Village currently relies on a 2009 35-foot Sea Hunter vessel for inlet and ocean operations. Due to age, condition, and the challenging operating environment of the inlet, this vessel is at the end of its useful life and must be replaced to ensure continued safe and reliable marine patrol operations.

ANALYSIS

On March 30, 2026, the Village submitted a Waterways Assistance Program (WAP) grant application to FIND for the Marine Patrol Vessel Acquisition for Waterway Safety Project.

Project Title: Marine Patrol Vessel Acquisition for Waterway Safety

Total Estimated Project Cost: \$300,000

Requested FIND Funding: \$150,000

Required Minimum Match: \$150,000

FIND limits funding for this project category to a maximum of \$150,000, with a required minimum 50 percent match. The Village has applied for the maximum allowable funding amount.

While the application reflects a total estimated project cost of \$300,000, staff anticipates that the final cost of a suitable marine patrol vessel may exceed this amount based on current market conditions and operational requirements.

To offset the Village's contribution, staff will obtain a valuation of the existing Sea Hunter vessel to determine potential trade-in value. This will assist in identifying the total additional funding required beyond the \$150,000 minimum match.

The proposed project consists of the acquisition of a new marine patrol vessel capable of safely operating within the Intracoastal Waterway, Baker's Haulover Inlet, and adjacent Atlantic Ocean conditions.

This project will:

- Replace an aging and unreliable vessel
- Enhance emergency response and enforcement capabilities
- Improve boating safety in a high-traffic, high-risk waterway
- Support coordination with regional agencies

If the grant is awarded, staff will return to the Village Council for acceptance of the grant agreement and seek approval for the procurement and purchase of the selected vessel.

THE BAL HARBOUR EXPERIENCE

This item supports the Bal Harbour Experience by advancing public safety, resiliency, and the continued delivery of high-quality municipal services. The proposed marine patrol vessel will enhance the Village's ability to provide consistent law enforcement presence, emergency response, and safe navigation within the Intracoastal Waterway and Baker's Haulover Inlet, which are heavily utilized by residents and visitors.

Maintaining a reliable and properly equipped marine patrol unit directly contributes to the Village's commitment to safety, protects public access to regional waterways, and supports coordination with partner agencies. This investment ensures the Village can continue to uphold its standard of service and responsiveness in a high-traffic and high-risk coastal environment.

CONCLUSION

This item authorizes the submittal of a grant application to the Florida Inland Navigation District for funding assistance toward the replacement of the Village's marine patrol vessel. The Village has applied for the maximum allowable funding, with the understanding that the total project cost may exceed the estimated amount and will be further evaluated, including consideration of the existing vessel's trade-in value. If awarded, this item will be brought back to Council for acceptance of the grant and approval of the vessel purchase. Council is asked to consider this item. I, therefore, recommend approval.

Attachments:

1. FIND WAP Grant Application - Marine Patrol Vessel Acquisition for Waterway Safety

RESOLUTION NO. 2026-____

A RESOLUTION OF THE VILLAGE COUNCIL OF BAL HARBOUR VILLAGE, FLORIDA, AUTHORIZING THE SUBMITTAL OF A FLORIDA INLAND NAVIGATION DISTRICT (FIND) WATERWAYS ASSISTANCE PROGRAM GRANT APPLICATION FOR THE MARINE PATROL VESSEL ACQUISITION FOR THE WATERWAY SAFETY PROJECT, IN THE ESTIMATED GRANT AMOUNT OF ONE HUNDRED FIFTY THOUSAND DOLLARS (\$150,000); PROVIDING FOR IMPLEMENTATION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Village of Bal Harbour is interested in carrying out the following described project for the enjoyment of the citizenry of Bal Harbour and the State of Florida:

Project Title: Marine Patrol Vessel Acquisition for Waterway Safety

Total Estimated Cost: \$300,000

Brief Description of Project: The project consists of the acquisition of a marine patrol vessel to support the Bal Harbour Village Police Department's marine patrol operations, enhancing boating safety, enforcement, and emergency response capabilities within the Intracoastal Waterway, Baker's Haulover Inlet, and adjacent Atlantic waters; and

WHEREAS, the Village previously received funding through the Florida Inland Navigation District (FIND) Waterways Assistance Program in 2022 for the acquisition of a marine patrol vessel designed for use within the Intracoastal Waterway; and

WHEREAS, due to the challenging conditions at Baker's Haulover Inlet and adjacent Atlantic waters, the Village must continue to rely on its 2009 Sea Hunter vessel for inlet and ocean operations, as the 2022 vessel is not designed for those conditions; and

WHEREAS, the 2009 Sea Hunter vessel is at the end of its useful life and must be replaced to ensure continued safe and reliable marine patrol operations in these high-risk environments; and

WHEREAS, on March 30, 2026, the Village submitted a grant application to FIND under the Waterways Assistance Program for funding assistance toward the acquisition of a new marine patrol vessel; and

WHEREAS, FIND limits funding for this project category to a maximum of \$150,000, with a required minimum fifty percent match, and the Village has applied for the maximum allowable funding amount; and

WHEREAS, the total project cost is currently estimated at \$300,000; however, the final cost of the vessel may exceed this amount, and the Village will evaluate the trade-in value of the existing Sea Hunter vessel to offset the required local contribution; and

WHEREAS, FIND financial assistance is required for the project described above and as part of its application process, FIND requires that a resolution be adopted by the governing body in substantially the form provided by the District.

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF BAL HARBOUR VILLAGE, FLORIDA, AS FOLLOWS:

Section 1. Recitals Adopted. That the above-mentioned recitals are hereby adopted and confirmed.

Section 2. Application Authorized. That this Council hereby authorizes the submittal of a grant application to the Florida Inland Navigation District (FIND), Waterways Assistance Program, in an amount of up to fifty percent (50%) of the total project cost, not to exceed one hundred fifty thousand dollars (\$150,000), with a required minimum matching contribution by the Village.

Section 3. Program Commitment. That the Village is in complete accord with the proposal submitted and will carry out the program in the manner described in the application and any plans and specifications attached thereto, unless prior approval for any change has been received from the District.

Section 4. Funding and Compliance. That the Village has the ability and intention to finance its required share of the cost of the project and that the project will be operated and maintained at the expense of the Village for public use. The Village further agrees to comply with all applicable requirements of Rule 66B-2, F.A.C. The Village further certifies that it will not discriminate against any person on the basis of race, color, or national origin in the use of any property or facility acquired or developed pursuant to this proposal, and shall comply with the terms and intent of Title VI of the Civil Rights Act of

1964, P.L. 88-352 (1964), and will design and construct all facilities to comply fully with statutes relating to accessibility by persons with disabilities, as well as all other applicable federal, state, and local laws, rules, and requirements. The Village further agrees to maintain adequate financial records on the proposed project to substantiate claims for reimbursement and to make such records available to FIND, if requested, including for a post-audit of expenses incurred on the project prior to, or in conjunction with, any request for the final ten percent (10%) of the funding agreed to by FIND.

Section 5. Effective Date. That this Resolution shall take effect immediately upon the adoption hereof.

PASSED AND ADOPTED this 20th day of April, 2026.



Mayor Seth E. Salver

ATTEST:

Dwight S. Danie, Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Village Attorney
Weiss Serota Helfman Cole & Bierman P.L.

ATTACHMENT E-1
Waterways Assistance Program FY2026
Applicant Checklist

Project Title:	Marine Patrol Vessel Acquisition for Waterway Safety
Applicant:	Bal Harbour Village

This checklist and the other items listed below in items 1 through 11 constitute your application. The required information shall be submitted in the order listed.

Electronic copies (2 separate PDF files per instructions – PDF File 1: Items 1-8, PDF File 2: Items 9-11) shall be emailed (15mb maximum file size) to CKelley@aicw.org. Applications must be received by the deadline, no exceptions.

	<u>YES</u>	<u>NO</u>
1. District Commissioner Review (prior to March 4th) (NOTE: <u>For District Commissioner initials ONLY!</u>) (District Commissioner must initial the yes line on this checklist for the application to be deemed complete)	<u>TSC</u>	_____
2. Application Checklist Attachment E-1 (Form No. 25-10, 2 pages) (Form must be signed and dated)	<input checked="" type="radio"/>	<input type="radio"/>
3. Application and Evaluation Worksheet Attachment E-2 (Form No. 25-15) (First Page of Form Must be Signed)	<input checked="" type="radio"/>	<input type="radio"/>
4. Project Cost Estimate Attachment E-3 (Form No. 25-20, 1 page) (Must be on District form)	<input checked="" type="radio"/>	<input type="radio"/>
5. Project Timeline Attachment E-4 (Form No. 25-25, 1 page)	<input checked="" type="radio"/>	<input type="radio"/>
6. County/City Location Map	<input checked="" type="radio"/>	<input type="radio"/>
7. Project Boundary Map	<input checked="" type="radio"/>	<input type="radio"/>
8. Clear and Detailed Site Development Plan Map	<input type="radio"/>	<input checked="" type="radio"/>

Continued on Next Page

YES

NO

- 9. Official Resolution Form Attachment E-5 (Form No. 25-30, 2 pages)(Resolution must be on District Form and includes items 1-6)
- 10. Attorney's Certification (Land Ownership) Attachment E-6 (Form No. 25-35, 1 page)
- 11. Copies of all Required Permits: ACOE, DEP, WMD (Requirement of Construction & Dredging Projects)

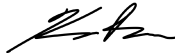
The undersigned, as applicant, acknowledges that Items 1 through 11 above constitutes a complete application and that this information is due in the District office no later than 4:30 PM, March 30, 2026. By May 18, 2026, my application must be deemed complete (except for permits) or it will be removed from any further consideration by the District. I also acknowledge that the information in Item 11 is due to the District no later than September 21, 2026. If the information in Item 11 is not submitted to the District office by September 21, 2026, I am aware that my application will be removed from any further funding consideration by the District.

Kristina Brown

Grants Administrator

Print Liaison Name

Title



3/27/2026

Liaison Signature

Date

FIND OFFICE USE ONLY

Date Received: _____

Local FIND Commissioner Review _____

All Required Supporting Documents: _____

Applicant Eligibility: _____

Project Eligibility _____ Available Score: _____

Compliance with Rule 66B-2 F.A.C.: _____

Eligibility of Project Cost: _____

ATTACHMENT E-2

Waterways Assistance Program FY2026

Application and Evaluation Worksheet

Local Sponsor: Bal Harbour Village	Department: Police
Project Title: Marine Patrol Vessel Acquisition for Waterway Safety	Use "Phase I" for Design Projects. Use "Phase II" for Construction if you received FIND funding for Phase I Work.
Project Director: Mauricio Escarra	Email: mescarra@balharbourfl.gov
Grant Liaison: Kristina Brown (If Different from Director)	Email: progrant@balharbourfl.gov
Mailing Address: 655 96 th ST	
City: Bal Harbour	Zip Code: 33154
Phone Number: 954-860-2699	
Project Address: 655 96 th Street, Bal Harbour, FL 33154	
Requested FIND Funding:	\$150,000.00
Eligible Matching Funds Amount:	\$150,000.00
Match Percentage:	50%
Total Project Costs:	\$300,000.00
Applicant's Funding Source:	Local Funds



Kristina Brown

Applicant Signature Certifying the Above Information

Print Name

Project Summary: Maximum 200 Words

Bal Harbour Village previously received funding through the FIND Waterways Assistance Program in 2022 to purchase a marine patrol vessel, and the Village acquired a 25-foot Fluid Patrol 780 which is currently used within the Intracoastal Waterway. However, due to the rough conditions at Baker's Haulover Inlet, which serves as the primary connection between the Intracoastal Waterway and the Atlantic Ocean, the Village must continue relying on its 2009 35-foot Sea Hunter for inlet and ocean access. That vessel is now at the end of its useful life and needs to be replaced. The Village is proposing to purchase a new 30-foot class marine patrol vessel that can safely operate in the inlet and ocean while supporting daily patrol, emergency response, and multi-agency coordination. The Village patrols seven days a week with 24-hour coverage and regularly responds to boating incidents and public safety needs. This project will improve navigation safety and ensure continued law enforcement presence in a high traffic and high-risk waterway.

1. Priority Category:

- a) Choose one priority category of this project from the application instructions based upon the predominant cost of the project elements.

13. Waterway boating safety programs & equipment

- b) Explain how the project fits into this priority category

This project fits within this category as it involves the acquisition of a marine patrol vessel that will be used exclusively for law enforcement, emergency response, and boating safety operations. The vessel will support daily patrol activities, enforcement of navigation laws, and response to incidents within the Intracoastal Waterway, Baker's Haulover Inlet, and adjacent Atlantic waters. The inlet is a known high traffic and high-risk navigation area, and the ability to safely patrol and respond in these conditions is critical. The proposed vessel is specifically intended to replace an aging unit that can no longer reliably perform in these environments.

- c) Explain how the project relates to the District's Waterways and the mission of the Florida Inland Navigation District.

The Village is located along the ICW and the Haulover Inlet, which serves as a primary connection between inland waterways and the Atlantic Ocean. This area experiences heavy recreational and transient boating traffic and requires consistent monitoring and enforcement to maintain safe navigation. The project supports the District's mission by improving boating safety, enhancing emergency response capabilities, and protecting public use of the waterways. The Village regularly assists boaters in distress, enforces navigation regulations, and coordinates with regional agencies.

2. Ownership of Project Site:

Own Leased Other

If leased or other, please describe lease or terms and conditions:

The marine patrol vessel will be owned and operated by Bal Harbour Village. As a mobile public safety asset, the project is not tied to a single fixed site, but serves the broader public waterway system.

3. Has the District previously provided assistance funding to this project or site?

Yes No

4. If yes, please list the project name, number and funding amount received:

Bal Harbour Village Marine Patrol Vessel, 2022 FIND Waterways Assistance Program, approximately \$75,000 in grant funding.

5. What is the current level of public access in terms of the number of boat ramps, boat slips and trailer parking spaces, linear feet of boardwalk (etc.) if applicable?

Public waterway access is limited and primarily consists of Waterfront Park, which provides passive public access to the Intracoastal Waterway through shoreline viewing areas and limited docking opportunities. The Village does not operate a public boat ramp or trailer parking facility, and there are no large-scale public marina within its jurisdiction. Access to the waterways is largely regional, with nearby facilities such as Haulover Park providing boat ramps, trailer parking, and direct ocean access through Baker's Haulover Inlet. As a result, the Village's role is focused on maintaining safe navigation and public safety.

6. How many additional ramps, slips, parking spaces or other access features will be added by this project, and what is the approximate number of registered vessels estimated to use the constructed project?

This project does not add physical access features such as ramps, slips, or parking spaces, as it is focused on enhancing boating safety and navigation through the acquisition of a marine patrol vessel. The benefit is operational rather than structural, improving the Village's ability to monitor and respond within a heavily used waterway system. The Intracoastal Waterway and Baker's Haulover Inlet serve a large volume of recreational and transient vessels on a daily basis, including those accessing Haulover Park and nearby marinas. The proposed vessel will support the safety of thousands of registered vessels that utilize this corridor annually by providing consistent enforcement presence, emergency response capability, and coordination with regional agencies.

7. Public Usage & Benefits:

- a) What public access or navigational benefit to the District's waterways will result from this project? How will this project enhance public access to the District's waterways, and what specific navigational benefits will it provide to the community?

The proposed project will enhance public safety and navigation within the District's waterways by providing a properly equipped marine patrol vessel capable of operating in both the Intracoastal Waterway and the challenging conditions of Baker's Haulover Inlet. This inlet is a primary access point between inland waterways and the Atlantic Ocean and experiences heavy vessel traffic, strong currents, and frequent hazardous conditions. The presence of a reliable and appropriately sized patrol vessel improves the Village's ability to assist distressed boaters, respond to emergencies, enforce navigation laws, and maintain safe vessel movement through the inlet and surrounding waterways. While the project does not create new physical access points, it directly supports safe and continued public use of existing regional access facilities by ensuring that navigation routes remain monitored and incidents are addressed quickly.

- b) What is the current demand for public access or navigation facilities in the area, and how does this project address unmet needs or improve upon existing facilities?

There is a high and consistent demand for safe navigation and enforcement presence in this area due to the volume of recreational boaters, transient vessels, and ocean access traffic using Baker's Haulover Inlet and the Intracoastal Waterway. The inlet is widely known for difficult navigation conditions, including shifting currents and wave activity, which increases the likelihood of boating incidents. Existing marine patrol resources are limited, and the Village's current offshore capable vessel is aging and no longer reliable for sustained operations. This project addresses that need by replacing the vessel with one that can safely operate in these conditions, improving response times, increasing patrol coverage, and ensuring continuity of service in a high demand and high risk navigation corridor.

- c) How does the project fit within regional or local maritime management plans, public access initiatives, or comprehensive plans, and how does it contribute to broader public usage goals?

The project supports regional maritime safety and public access objectives by enhancing law enforcement and emergency response capabilities within a critical waterway connection point in Miami Dade County. Baker's Haulover Inlet serves as a key link between inland and ocean waters and is heavily utilized by the boating public accessing regional facilities such as Haulover Park and surrounding marinas. The Village's marine patrol routinely coordinates with Miami Dade County, Florida Fish and Wildlife Conservation Commission, and the United States Coast Guard to support safe navigation and incident response. This project aligns with broader goals to maintain safe, accessible, and well managed waterways by strengthening interagency coordination and ensuring that local patrol resources remain operational and effective.

- d) Has the local Sponsor implemented or plans to implement any boating access, speed zone, commercial access or other restrictive use in the area of this site?

The Village currently enforces all applicable state and local boating regulations within its jurisdiction, including speed zones, navigation rules, and safety requirements in coordination with state and regional agencies. The presence of an active marine patrol unit supports compliance with these regulations and promotes safe boating behavior throughout the area. The Village does not propose new restrictive measures as part of this project; however, the continued enforcement of existing regulations is critical given the high traffic and challenging conditions of the inlet. The proposed vessel will allow the Village to maintain and enhance its enforcement presence, ensuring that the waterways remain safe and accessible for all users.

8. Fees & Maintenance:

Are there any fees associated with the use of this facility?

Yes

No

If answered Yes:

a) List or provide a fee schedule.

N/A

b) Provide a listing of the fees charged by similar facilities, public and private, in the project area.

N/A

c) Pursuant to Rule 66B-2.004(11), if there are any fees, please explain how these fees are tracked and what they are used for.

N/A

d) Clearly demonstrate how the project will continue to be maintained and funded after initial funding is completed.

The marine patrol vessel will be owned, operated, and maintained by Bal Harbour Village. Ongoing costs, including fuel, routine maintenance, repairs, insurance, and staffing, are and will continue to be funded through the Village's Police Department operating budget. The Village currently maintains an active marine patrol program with dedicated personnel assigned to daily waterway operations, and this project represents a replacement of an existing asset rather than the creation of a new program. As such, the Village has an established track record of funding and sustaining marine patrol operations.

9. Please list all Environmental Resource Permits required for this project:

Agency	Y/N	Date Applied	Date Received
Water Management District	N/A	N/A	N/A
Dept of Environmental Protection	N/A	N/A	N/A
USACE	N/A	N/A	N/A

10. a) Construction

This question is to be answered only if this application is for a **Construction** project.

In the summary box at the bottom of this page, please address each of the bullet points listed below to maximize your score for this competitive grant application.

PERMITTING:

- Have all required environmental permits been applied for? (USACE, DEP and WMD) If permits are NOT required, explain why not.
- Detail any significant impediments that may have been identified that would potentially delay the timely issuance of the required permits.
- For Phase I design, permitting, and engineering projects, please provide a general cost estimate for the future Phase II construction work.

CONSTRUCTION TECHNIQUES:

- What is the design life of the project and proposed materials?
- What considerations, if any, have been made for storm surge and hurricane impacts in the design and life span of this project?

Construction Project: Maximum 200 Words (Address all bullet points above)

This application is not for a Construction project; therefore, this section is not applicable. The proposed project involves the acquisition of a marine patrol vessel to support the Village's Police Department in enhancing public safety, enforcement, and response capabilities on the waterways.

10. b) Environmental Education

This question is to be answered **only** if this application is for an **Environmental Education** project.

In the summary box at the bottom of this page, please address each of the bullet points listed below to maximize your score for this competitive grant application.

DILIGENCE:

- Who is the primary target audience or user group for the project and how were they identified?
- How have the needs of the target audience been evaluated and met?
- How many people will the program serve on an annual basis? What will be the measurable results?
- Describe the materials and project deliverables to be produced by this project.
- Describe the plan for dissemination of the materials produced through the project,

EXPERIENCE & QUALIFICATIONS:

- Please briefly describe the qualifications of the program administrator(s), including prior experience, and areas of expertise.
- What previous projects of this nature have been completed by the program manager?

PROJECT GOALS:

- What are the long-term goals of this project as it relates to the ICW?
- What is the expected duration/frequency of this program?

Environmental Education Project: Maximum 400 Words (Address all bullet points above)

This application is not for an Environmental Education project; therefore, this section is not applicable. The proposed project involves the acquisition of a marine patrol vessel to support the Village's Police Department in enhancing public safety, enforcement, and response capabilities on the waterways.

10. c) Law Enforcement and Boating Safety Projects

This question is to be answered **only** if this application is for **Law Enforcement and Boating Safety** projects.

In the summary box at the bottom of this page, please address each of the bullet points listed below to maximize your score for this competitive grant application.

WATERWAY RELATIONSHIP:

- Describe how the project will enhance boating access, safety, or enforcement efforts on the waterway, and address the identified needs or benefits for public safety.

EXPERIENCE & QUALIFICATIONS:

- List the personnel tasked with the implementation of this project, their qualifications, previous training and experience.

DELIVERABLES:

- Describe the project deliverables and why this particular law enforcement vessel, equipment or facility improvements was selected or are necessary.

AREA OF COVERAGE

- What is the range or area of coverage for this project?

Law Enforcement and Boating Safety Project: Maximum 200 Words (Address all bullet points above)

The proposed project enhances boating safety and enforcement within the Intracoastal Waterway, Baker’s Haulover Inlet, and adjacent Atlantic waters, a high traffic and high risk area known for strong currents, sandbars, and frequent incidents. The vessel will support daily patrol, emergency response, and enforcement of navigation laws, ensuring safe access for the public and rapid response to distressed vessels and swimmers.

The Marine Patrol Unit is led by Sgt. Navas, the Village’s most experienced marine officer, supported by two cross trained officers and five additional personnel currently being trained to provide backup coverage. Officers maintain marine patrol certifications, captain licenses, and have completed Miami Dade and U.S. Coast Guard related training, ensuring qualified staffing for continuous operations.

The primary deliverable is the acquisition of a 30 foot class marine patrol vessel capable of safely operating in inlet and offshore conditions where smaller vessels are not suitable. This vessel was selected to replace an aging unit and ensure reliable long term operations.

The Village’s marine patrol coverage spans approximately a two mile radius, including the ICW, inlet, sandbars, and ocean access routes, supporting both local and regional waterway users.

10. d) Inlet or Public Navigation

This question is to be answered **only** if this application is for an **Inlet or Public Navigation** dredging project.

In the summary box at the bottom of this page, please address each of the bullet points listed below to maximize your score for this competitive grant application.

WATERWAY RELATIONSHIP:

- Will the project inhibit sediment inflow into, or reduce the dredging frequency of the Intracoastal Waterway channel?
- How does the project directly benefit the Intracoastal Waterway channel?
- Identify any long-term sedimentation problems and briefly discuss any methods or activities that will address these issues.

PUBLIC ACCESS

- Describe in brief detail how the project will enhance public access to or from the Intracoastal Waterway? List the upstream publicly accessible facilities with improved access because of this project.

BENEFICIAL PROJECT ELEMENTS:

- Describe any economic benefits to be realized by implementing this project.

PROJECT MAINTENANCE:

- When was this area last dredged? What is the expected frequency of future dredging? Where will the dredged material be relocated to?

Inlet or Public Navigation Project: Maximum 200 Words (Address all bullet points above)

This application is not for an Inlet or Public Navigation dredging project; therefore, this section is not applicable. The proposed project involves the acquisition of a marine patrol vessel to support the Village's Police Department in enhancing public safety, enforcement, and response capabilities on the waterways.

10. e) Beach Renourishment

This question is to be answered **only** if this application is for a **Beach Renourishment** project.

In the summary box at the bottom of this page, please address each of the bullet points listed below to maximize your score for this competitive grant application.

WATERWAY RELATIONSHIP:

- Describe how the District and other navigation interests will benefit from the implementation of this project.

VIABILITY:

- Is the project site defined as critically eroded area by a statewide beach management plan?
- Cite the quantifiable rate of erosion in this area.
- Is the project an important component of an overall beach management effort?

PUBLIC BENEFITS:

- Are there quantifiable public benefits demonstrated by the project?
- Is there adequate public access to the project area? Please describe location and amount.

PROJECT FUNDING:

- Describe any assistance funding from other sources.
- Clarify the availability of long-term funding for this project.

Beach Renourishment Project: Maximum 200 Words (Address all bullet points above)

This application is not for a Beach Renourishment project; therefore, this section is not applicable. The proposed project involves the acquisition of a marine patrol vessel to support the Village's Police Department in enhancing public safety, enforcement, and response capabilities on the waterways.

11. Disaster Relief

This question is to be answered **only** if this application is for repairs/construction of waterways facilities damaged by a declared natural disaster.

In the summary box at the bottom of this page, please address each of the bullet points listed below to maximize your score for this competitive grant application.

STORM DAMAGE EVALUATION:

- List the State of Emergency declaration order or proclamation & the name and date of the storm/event. [Pursuant to State of emergency declared under Chapter 252, F.S.]
- Describe the extent of the damage that was caused due to the storm/event and any Construction/Resiliency Improvements planned for the project.
- What is the current status of your FEMA paperwork for the project?

PROJECT FUNDING:

- Describe the other funding mechanisms and financial assistance that will be applied to defray the reconstruction costs or damage repair

Disaster Relief Project: Maximum 200 Words (Address all bullet points above)

This application is not for a Disaster Relief project; therefore, this section is not applicable. The proposed project involves the acquisition of a marine patrol vessel to support the Village's Police Department in enhancing public safety, enforcement, and response capabilities on the waterways.

ATTACHMENT E-3

Waterway Assistance Program FY2026

PROJECT COST ESTIMATE

(See Rule Section 66B-2.005 & 2.008 for eligibility and funding ratios)

Project Title:	Marine Patrol Vessel Acquisition for Waterway Safety
Applicant:	Bal Harbour Village

Project Elements <i>(Please list the MAJOR project elements and provide general costs for each one.)</i>	Total Estimated Cost	Applicant's Cost (To the nearest \$50)	FIND Cost (To the nearest \$50)
Marine Patrol Vessel	\$ 300,000	\$ 150,000	\$ 150,000

**TOTALS =	\$ 300,000	\$ 150,000	\$ 150,000
-------------------	-------------------	-------------------	-------------------

ATTACHMENT E-4
Waterways Assistance Program FY2026
PROJECT TIMELINE

Project Title:	Marine Patrol Vessel Acquisition for Waterway Safety
Applicant:	Bal Harbour Village

The applicant is to present a detailed timeline on the accomplishment of the components of the proposed project including, as applicable, completion dates for: permitting, design, bidding, applicant approvals, initiation of construction and completion of construction. NOTE: All funded activities must begin AFTER October 1st or be consistent with Rule 66B-2.005(3) - Pre-agreement expenses.

October 2026 – Initiate procurement process; finalize vessel specifications, evaluate vendors, and obtain updated quotes.

November 2026 – December 2026 – Complete internal approvals and issue purchase order for selected vessel.

January 2027 – April 2027 – Vessel fabrication, assembly, and delivery coordination (timeline dependent on manufacturer availability).

May 2027 – Receive and inspect vessel; complete outfitting, registration, and equipment installation.

June 2027 – Conduct sea trials, staff training, and final acceptance of vessel.

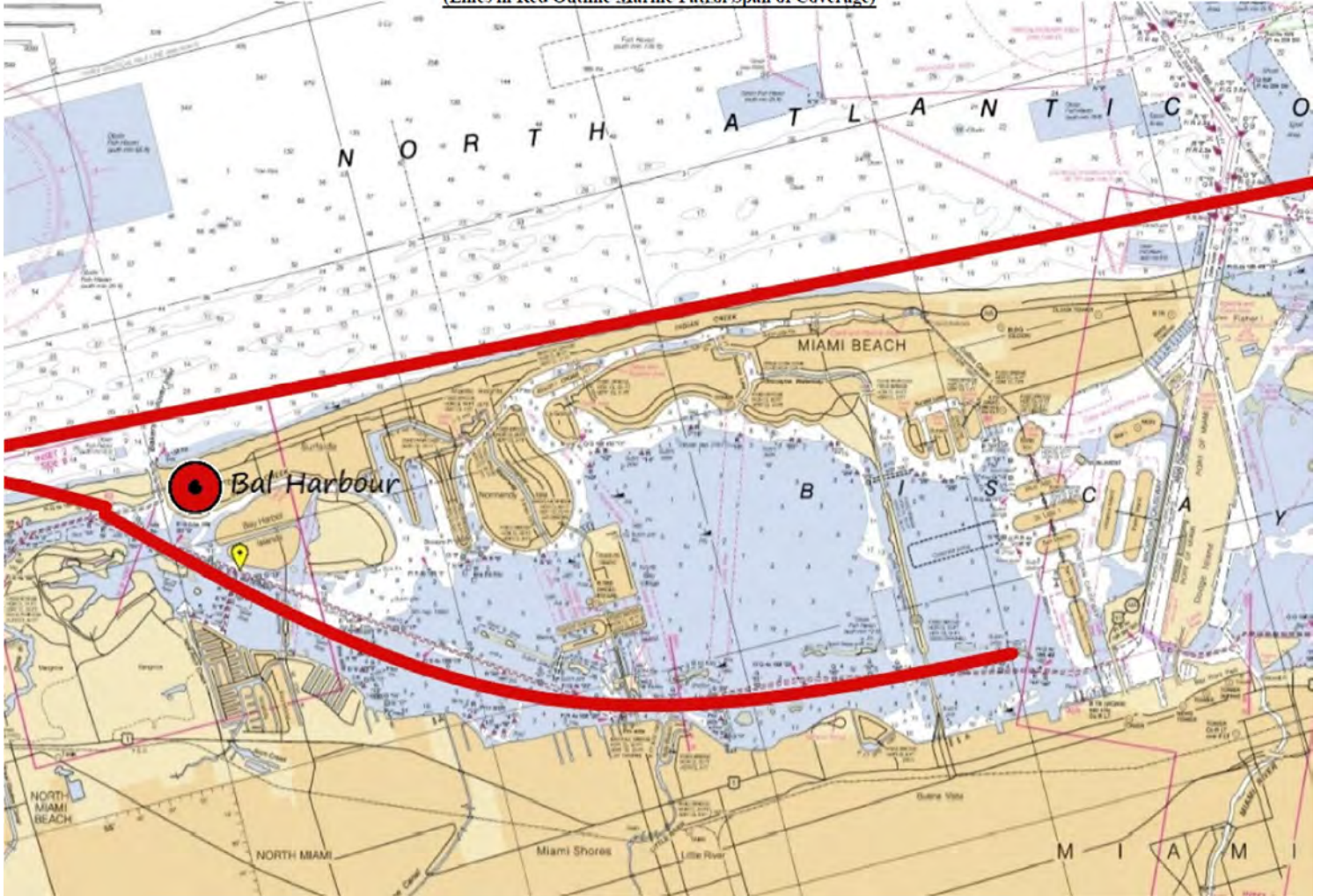
July 2027 – Place vessel into active service for marine patrol operations.

Bal Harbour Village Location Map



Marine Patrol Vessel Boundary Map

(Lines in Red Outline Marine Patrol Span of Coverage)



ATTACHMENT E-5
RESOLUTION FOR ASSISTANCE 2026
UNDER THE FLORIDA INLAND NAVIGATION DISTRICT
WATERWAYS ASSISTANCE PROGRAM

WHEREAS, THE Village of Bal Harbour is interested in carrying out the
(Name of Agency)
following described project for the enjoyment of the citizenry of Bal Harbour
and the State of Florida:

Project Title Marine Patrol Vessel Acquisition for Waterway Safety

Total Estimated Cost \$ 300,000.00

Brief Description of Project:

The project consists of the acquisition of a marine patrol vessel to support the Bal Harbour Village Police Department's marine patrol operations. The vessel will enhance boating safety, enforcement, and emergency response capabilities within the Intracoastal Waterway, Baker's Haulover Inlet, and adjacent Atlantic waters.

AND, Florida Inland Navigation District financial assistance is required for the program mentioned above,

NOW THEREFORE, be it resolved by the Village of Bal Harbour
(Name of Agency)
that the project described above be authorized,

AND, be it further resolved that said Village of Bal Harbour
(Name of Agency)
make application to the Florida Inland Navigation District in the amount of 50 % of the
actual cost of the project in behalf of said Village of Bal Harbour
(Name of Agency)

AND, be it further resolved by the Village of Bal Harbour
(Name of Agency)
that it certifies to the following:

1. That it will accept the terms and conditions set forth in FIND Rule 66B-2 F.A.C. and which will be a part of the Project Agreement for any assistance awarded under the attached proposal.
2. That it is in complete accord with the attached proposal and that it will carry out the Program in the manner described in the proposal and any plans and specifications attached thereto unless prior approval for any change has been received from the District.

(1)

3. That it has the ability and intention to finance its share of the cost of the project and that the project will be operated and maintained at the expense of said _____

Village of Bal Harbour
_____ for public use.
(Name of Agency)

4. That it will not discriminate against any person on the basis of race, color or national origin in the use of any property or facility acquired or developed pursuant to this proposal, and shall comply with the terms and intent of the Title VI of the Civil Rights Act of 1964, P. L. 88-352 (1964) and design and construct all facilities to comply fully with statutes relating to accessibility by persons with disabilities as well as other federal, state and local laws, rules and requirements.

5. That it will maintain adequate financial records on the proposed project to substantiate claims for reimbursement.

6. That it will make available to FIND if requested, a post-audit of expenses incurred on the project prior to, or in conjunction with, request for the final 10% of the funding agreed to by FIND.

This is to certify that the foregoing is a true and correct copy of a resolution duly and legally adopted by the **Bal Harbour Village Council** at a legal meeting
(Agency Governing Board)
held on this _____ day of May 2026.

Attest

Signature

Title

Title

(2)

BAL HARBOUR

- VILLAGE -

COUNCIL ITEM SUMMARY

Condensed Title:

A RESOLUTION AUTHORIZING A FEE FOR ADDITIONAL WASTE AND RECYCLING BINS IN THE AMOUNT OF \$40.00 PER ADDITIONAL BIN PER MONTH, TO BE CHARGED TO SINGLE FAMILY RESIDENTS INSIDE THE GATED COMMUNITY WITH MORE THAN THE STANDARD ONE WASTE BIN AND ONE RECYCLING BIN.

Issue:

Should the Village Council authorize the monthly fee of \$40.00 for additional waste and recycling bins?

The Bal Harbour Experience:

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Beautiful Environment | <input type="checkbox"/> Safety | <input type="checkbox"/> Modernized Public Facilities/Infrastructure |
| <input type="checkbox"/> Destination & Amenities | <input type="checkbox"/> Unique & Elegant | <input checked="" type="checkbox"/> Resiliency & Sustainable Community |

Item Summary / Recommendation:

Waste Connection of South Florida provides solid waste, recycling and bulky waste collection services for Bal Harbour Village single family residences inside the gated community. The annual non-advalorem solid waste assessment fee paid by residents on their tax bill assures that all residential homes are charged the same with a standard service of one waste bin and one recycling bin. Over time, some single-family residences have requested, and have been supplied with additional bins. Currently, there are 36 single family homes that have accumulated a total of 56 additional bins, representing a monthly cost to the Village of approximately \$ 2,000.00. This item was presented at the 2026 Council Retreat, and the Council provided direction to proceed with implementation of the proposed fee. This resolution authorizes a monthly fee of \$40.00 per additional bin to those residences with additional bins.

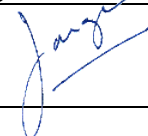
THE ADMINISTRATION RECOMMENDS APPROVAL OF THIS RESOLUTION.

Financial Information:

	Amount	Account	Account #
	X	X	X

Sign off:

Director Public Works & Beautification	Chief Financial Officer	Village Manager
Julio E. Magrisso	Claudia Dixon	Jorge M. Gonzalez



BAL HARBOUR

- VILLAGE -

COUNCIL MEMORANDUM

TO: Honorable Mayor and Village Council

FROM: Jorge M. Gonzalez, Village Manager



DATE: April 20, 2026

SUBJECT: **A RESOLUTION OF THE VILLAGE COUNCIL OF BAL HARBOUR VILLAGE, FLORIDA; AUTHORIZING A FEE FOR ADDITIONAL WASTE AND RECYCLING BINS IN THE AMOUNT OF \$40.00 PER ADDITIONAL BIN PER MONTH, TO BE CHARGED TO SINGLE FAMILY RESIDENTS INSIDE THE GATED COMMUNITY WITH MORE THAN THE STANDARD ONE WASTE BIN AND ONE RECYCLING BIN; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR AN EFFECTIVE DATE**

ADMINISTRATIVE RECOMMENDATION

I am recommending approval of this Resolution.

BACKGROUND

On April 27, 2012, Bal Harbour Village and Progressive Waste Solutions of FL, Inc., d/b/a Waste Connections of Florida entered into an agreement for residential Solid Waste, Bulk Waste and Recycling collection services. After that, and to secure a long-term commitment, an amendment to the original agreement was entered into on November 27, 2017 and a subsequent amendment was also approved at your September 2025 Council meeting.

At the February 26, 2026 Council Retreat, and pursuant to charges by Waste Connections, the Council was presented with information for an additional proposed bin fee. The fee is to be charged to single family residences inside the gated community that currently have, or will request in the future, more than the standard one waste bin and one recycling bin. At the retreat, the Council approved moving forward with the fee, and as such, this Resolution is presented.

ANALYSIS

The approved price schedule per the Waste Connections agreement for single-family homes calls for a level of service as follows:

Single-Family Homes

- Solid Waste Collection- Back Door service three (3) times per week
- Bulk Waste Collection-Curbside Service one (1) time per week
- Recycling Collection- Back Door Service two (2) times per week

The annual non-advalorem solid waste assessment fee billed to residents on their Property Tax Bill ensures that all residential homes inside the gated community are equally charged the same with a standard service of one waste bin and one recycling bin.

Over time, and throughout the contract period with Waste Connections, some single-family homes requested and were supplied additional bins for their homes. The Public Works and Beautification Department complied with the resident's request when asked. Currently, there are 36 single family homes that fall into the category of having additional bins. These homes have accumulated a total of 56 additional bins, representing a monthly cost to the Village of approximately \$ 2,000.00.

The monthly fee to those current single-family homes and any future requests for additional bins would be \$40.00 to compensate and account for administrative costs associated with billing, collection and servicing the account. The fee will appear on their monthly water bill starting in June 2026 and will be identified as "Additional Bin Fee". This fee would subsequently be added to the Village fee schedule during the annual budget process.

The Village will reach out to the current single-family homeowners to advise them of the fee to give them the opportunity to keep or return the additional bins. Attached please find the notice that residents will receive.

THE BAL HARBOUR EXPERIENCE

The Bal Harbour Experience is reflected in the Village's commitment to maintaining a clean, well-managed, and aesthetically exceptional community, consistent with our focus on a Beautiful Environment and the highest quality of life. Core services such as waste and recycling collection play a vital role in preserving the high standards residents expect and contribute directly to the overall quality of life within the Village. Establishing a fee for additional bins ensures that enhanced service levels are supported in a fair and sustainable manner, while allowing the Village to continue delivering consistent, high-quality services that uphold the character and appearance of Bal Harbour.

CONCLUSION

The Village receives waste, recycling and bulky waste collection services from Waste Connections of Florida, including all residences inside the gated community. The annual non-advalorem solid waste assessment fee is equally charged to the gated community residences on their property tax bill. Most of the single-family homes have one waste bin that gets picked up three times per week, and one recycling bin that gets picked up two times per week. Currently, there are 36 homes that have a total of 56 additional bins, representing an additional cost to the Village of approximately \$2,000.00 per month.

This resolution provides authorization to charge a monthly fee of \$40.00 per additional bin to those single-family residences inside the gated community with more than the standard one waste and one recycling bin. Therefore, I recommend your approval of this Resolution.

Attachments:

1. Notice to Residents

RESOLUTION NO. 2026-____

A RESOLUTION OF THE VILLAGE COUNCIL OF BAL HARBOUR VILLAGE, FLORIDA; AUTHORIZING A FEE FOR ADDITIONAL WASTE AND RECYCLING BINS IN THE AMOUNT OF \$40.00 PER ADDITIONAL BIN PER MONTH, TO BE CHARGED TO SINGLE FAMILY RESIDENTS INSIDE THE GATED COMMUNITY WITH MORE THAN THE STANDARD ONE WASTE BIN AND ONE RECYCLING BIN; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Waste Connections of Florida provides Solid Waste, Recycling and Bulk Waste collection services for Bal Harbour Village single-family residences inside the gated community; and

WHEREAS, the annual non-advalorem solid waste assessment fee billed to residences on their property tax bill ensures that all single-family residential homes inside the gated community are equally charged the same with a standard service of one waste bin and one recycling bin; and

WHEREAS, currently, there are 36 homes that have a total of 56 additional bins, representing an additional cost to the Village of approximately \$ 2,000.00 per month; and

WHEREAS, at the February 26, 2026 Council Retreat, the Bal Harbour Council approved moving forward with a fee to be charged to single family residents inside the gated community that currently have, or will request in the future, more than the standard one waste bin and one recycling bin; and

WHEREAS, this Council has determined that it is in the best interest of the Village to authorize a fee of \$40.00 per additional bin per month to single family residences with more than the standard one waste and one recycling bin

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF BAL HARBOUR VILLAGE, FLORIDA, AS FOLLOWS:

Section 1. Recitals Adopted. That the above stated recitals are hereby adopted and confirmed.

Section 2. Approval of Bin Fee. That Village Council authorizes the monthly bin

fee of \$40.00 per additional bin, to single family residences inside the gated community with more than the standard one waste and one recycling bin

Section 3. Implementation. That the Village Manager is hereby authorized to take all actions necessary to implement the purpose of this Resolution.

Section 4. Effective Date. That this Resolution shall take effect immediately upon the adoption hereof.

PASSED AND ADOPTED this 20th day of April, 2026.



Mayor Seth E. Salver

ATTEST:

Dwight S. Danie, Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Village Attorney
Weiss Serota Helfman Cole & Bierman P.L.

BAL HARBOUR

- V I L L A G E -

NOTICE OF WASTE COLLECTION SERVICE FEE

For Additional Waste and/or Recycling Bins

Dear Residents,

If you only have one (1) waste and one (1) recycling bin, this notice and fee does not apply to you.

The non-advalorem solid Waste assessment fee charged on your Property Tax Bill accounts for one (1) waste bin and one (1) recycling bin.

Please be advised that beginning **June 1, 2026**, a monthly fee of **\$40.00** per bin will apply to residents who currently have more bins than the standard one (1) waste and one (1) recycling bin. Residents requesting additional waste or recycling bins will incur the new fee at time of the request and when your new bin is delivered.

Residents who currently have additional bins and no longer wish to keep them may request removal to avoid the monthly fee of \$40.00 per additional bin.

The fee will appear on your monthly water bill and will be identified as **"Additional Bin Fee"**.

For questions, and additional information, or to request bin removal, please contact the Public Works and Beautification Department at publicworks@balharbourfl.gov

Thank you.

BAL HARBOUR

- V I L L A G E -

Notice to Residents Identified with Additional Waste and Recycling Bins

Dear Resident,

Address: _____

The non-advalem standard solid Waste assessment fee charged on your property tax bill accounts for one (1) waste bin and one (1) recycling bin.

Our records indicate that your residence currently has the following additional sanitation bins assigned to the property:

Additional Waste Bins: _____

Additional Recycling Bins: _____

Effective **June 1, 2026**, a monthly fee of **\$40.00** per additional waste and/or recycling bin will apply to residents who currently have more bins than the standard one (1) waste and one (1) recycling bin.

The fee will appear on your monthly water bill and will be identified as **“Additional Bin Fee”**.

If you do not wish to keep your additional bin(s), please contact the Public Works and Beautification Department to request removal.

If you choose to retain the additional bin(s), the new fee will apply beginning on the effective date.

For questions or to schedule a bin removal, please contact the Public Works and Beautification Department at publicworks@balharbourfl.gov.

Thank you.

BAL HARBOUR

- VILLAGE -

COUNCIL ITEM SUMMARY

Condensed Title:

AN ORDINANCE OF THE VILLAGE COUNCIL OF BAL HARBOUR VILLAGE, FLORIDA; AMENDING CHAPTER 21, "ZONING," TO REGULATE LOT SPLITS BY ESTABLISHING MINIMUM LOT SIZE AND WIDTH STANDARDS IN THE R-1 AND R-2 SINGLE-FAMILY RESIDENTIAL DISTRICTS AND PROVIDING CONSISTENT DENSITY LIMITS; PROVIDING FOR SEVERABILITY, CONFLICTS, INCLUSION IN THE CODE, AND FOR AN EFFECTIVE DATE.

Issue:

Should the Council adopt an Ordinance amending Chapter 21 "ZONING" to regulate lot splits in the R-1 and R-2 Districts?

The Bal Harbour Experience:

- | | | |
|--|---|--|
| <input type="checkbox"/> Beautiful Environment | <input type="checkbox"/> Safety | <input type="checkbox"/> Modernized Public Facilities/Infrastructure |
| <input type="checkbox"/> Destination & Amenities | <input type="checkbox"/> Unique & Elegant | <input checked="" type="checkbox"/> Resiliency & Sustainable Community |

Item Summary / Recommendation:

The proposed ordinance, if adopted, would establish direct minimum lot area, lot width, and density standards for future lot splits, replat, and waiver-of-plat requests in the R-1 and R-2 single-family districts, thereby providing clearer standards for staff, applicants, and the Council when similar requests are presented in the future.

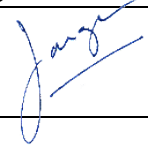
Administration recommends that the Village Council approve the attached ordinance on first reading and schedule the ordinance for second reading and public hearing. Administration further recommends that the Council direct staff and the Village Attorney to make any non-substantive revisions necessary before second reading, consistent with Council direction provided during its consideration of the ordinance.

THE ADMINISTRATION RECOMMENDS APPROVAL OF THIS ORDINANCE.

Financial Information:

	Amount	Account	Account #
	X	X	X

Sign off:

Director Title	Chief Financial Officer	Village Manager
Eliezer Palacio	Claudia Dixon	Jorge M. Gonzalez
		

BAL HARBOUR

- VILLAGE -

COUNCIL MEMORANDUM

TO: Honorable Mayor and Village Council

FROM: Jorge M. Gonzalez, Village Manager



DATE: April 20, 2026

SUBJECT: **AN ORDINANCE OF THE VILLAGE COUNCIL OF BAL HARBOUR VILLAGE, FLORIDA; AMENDING CHAPTER 21, "ZONING," TO REGULATE LOT SPLITS BY ESTABLISHING MINIMUM LOT SIZE AND WIDTH STANDARDS IN THE R-1 AND R-2 SINGLE-FAMILY RESIDENTIAL DISTRICTS AND PROVIDING CONSISTENT DENSITY LIMITS; PROVIDING FOR SEVERABILITY, CONFLICTS, INCLUSION IN THE CODE, AND FOR AN EFFECTIVE DATE.**

ADMINISTRATIVE RECOMMENDATION

The Administration recommends that the Village Council approve the attached Ordinance on first reading and schedule the Ordinance for second reading and public hearing. The Administration further recommends that the Council direct staff and the Village Attorney to make any non-substantive revisions necessary before second reading, consistent with Council direction provided during its consideration of the Ordinance.

If adopted, the proposed Ordinance would establish minimum lot area, lot width, and density standards for future lot split, replat, and waiver-of-plat requests in the R-1 and R-2 single-family districts, thereby providing clearer standards for staff, applicants, and the Council when similar requests are presented in the future.

BACKGROUND

On November 18, 2025, the Village Council agenda included discussion item R9C, titled "Owner's Request to Subdivide 44 Bal Bay Drive into Three Lots." The backup discussion memorandum stated that the current homeowner at 44 Bal Bay Drive, a home on a site comprised of two lots, requested to divide the property into three lots. The matter came before the Council as a New Business and Council Discussion item, rather than as a final legislative action.

Concerns were raised during the discussion that splitting this waterfront double lot into three narrower lots could disrupt the historic character of the neighborhood, where waterfront properties have traditionally been developed with broad frontage for estate-style homes. At the November Council Meeting, the Mayor suggested consideration of a minimum lot size, potentially 15,000 square feet, for replatting requests, and staff and the Village Attorney were asked to study the issue and return with recommendations.

The issue also arose in a broader administrative and legal context. The current Code language in Sections 21-98 and 21-123 ties minimum lot size to the dimensions established on the original plat, rather than expressly listing minimum width, depth, or square footage standards in the Code.

Comparison: Existing Code vs. Proposed Ordinance

Under the existing Code framework, minimum lot size is tied to the dimensions established on the recorded plat, and the Code does not clearly provide numerical minimums for lot width or lot area in the R-1 and R-2 districts. The proposed ordinance would replace that more indirect approach with express dimensional standards written directly in Chapter 21.

For R-1 properties, instead of relying on plat dimensions, the proposed Ordinance requires a minimum lot area of 15,000 square feet and a minimum lot width of 70 feet, with 50 feet at the frontage for cul-de-sac lots. For R-2 properties, instead of relying on plat dimensions, the proposed Ordinance requires a minimum lot area of 10,000 square feet and a minimum lot width of 60 feet, with 50 feet at the frontage for cul-de-sac lots.

The proposed Ordinance also makes explicit what the current framework does not: a lot cannot be divided, split, or replatted in a way that creates a parcel below the applicable minimum area requirement, even if approved through the waiver of plat or replat process at the County. In addition, while the current density language ties development to one single-family detached dwelling per recorded lot, the proposed Ordinance instead allows one single-family detached dwelling per legally established lot that complies with the applicable minimum lot area standards. In practical terms, the existing Code is more dependent on the original plat configuration, while the proposed Ordinance provides staff and applicants with clearer and more administrable standards for future applications.

ANALYSIS

This item was analyzed by staff and presented at the Council Retreat on February 26 and 27th.

Within the gated community, there are several large parcels that offer subdivision potential. Specifically, there are **10 parcels** greater than **30,000 square feet**, each of which can potentially be subdivided into **two 15,000-square-foot lots**. In addition, there are **6 parcels** measuring between **25,000 - 30,000 square feet**, which may be divided into **two 12,500-square-foot lots**.



The proposed Ordinance amends Chapter 21 of the Village Code’s definition of a lot to be land “established by recorded plat or created in accordance with applicable subdivision, replatting, or lot split procedures and recorded in the public records of Miami-Dade County.”

It then establishes direct dimensional standards for single-family residential districts by requiring:

For the **R-1 District**, the Ordinance establishes:

- Minimum lot area: 15,000 square feet
- Minimum lot width: 70 feet
- Minimum cul-de-sac frontage : 50 feet

For the **R-2 District**, the Ordinance establishes:

- Minimum lot area: 10,000 square feet
- Minimum lot width: 60 feet
- Minimum cul-de-sac frontage : 50 feet

The proposed Ordinance further prohibits any lot from being divided, split, or replatted in a manner that creates a lot below the applicable minimum area in either district, and limits development to one single-family detached dwelling per legally established lot that complies with those minimum area requirements.

From a legal and administrative standpoint, the proposed amendments respond to the ambiguity identified in the ordinance recitals. The recitals state that reliance on recorded plats alone as the determinant of lot size may create inconsistencies and may limit the Village's ability to address lot splits in a manner consistent with municipal goals for residential development. They further state that codifying dimensional and density standards would provide clarity for property owners, developers, and Village staff, reduce ambiguity, and promote orderly, consistent, and sustainable residential development

From a planning and policy perspective, the neighborhood pattern is that typical waterfront R-1 lots are approximately 100 feet wide by 200 feet deep and average about 20,000 square feet, while typical interior dry R-2 lots are approximately 80 feet wide by 145 feet deep and average about 11,000 square feet. The subject site at 44 Bal Bay Drive was formed through a unity of title that combined two 100-foot-wide lots into one larger waterfront estate lot. Dividing the site into three lots would yield parcels of approximately 70 feet in width and about 15,000 square feet each, which is substantially narrower and smaller in frontage than the prevailing waterfront pattern. On a 70-foot-wide lot, deduction of 10-foot side setbacks on each side would leave an approximate buildable house width of 50 feet, which is narrower than the estate-style development historically associated with that area.

The proposed Ordinance amends Chapter 21 of the Village Code to establish direct dimensional and density standards for the R-1 and R-2 single-family residential districts.

The Ordinance further:

- Prohibits lot splits, replats, or subdivisions that create lots below the applicable minimum standards
- Limits development to one single-family detached dwelling per legally established lot that complies with those standards
- For the first time, regulates lot standards through the Code rather than solely through reference to recorded plats

- Provides for the legal nonconforming status of any previously created lots that do not meet the new standards.

Approval of the proposed Ordinance would not simply address a single request; it would establish a clearer rule set for future lot split, replat, and related applications in the Village's single-family districts.

The principal policy questions are whether the Council wishes to preserve development patterns more closely aligned with the original platting context and established neighborhood form, and whether clearer numerical standards are preferable to continued reliance on original recorded plat dimensions alone.

THE BAL HARBOUR EXPERIENCE

This ordinance involves preservation of the historic character, architectural rhythm, and estate-style development pattern of the gated community, particularly along the waterfront. The proposed ordinance addresses those concerns by establishing consistent minimum lot dimensions and maintaining one-dwelling-per-lot density standards in the Village's single-family residential districts. In that respect, the proposed Ordinance relates directly to resident expectations regarding neighborhood quality, planning consistency, and preservation of the established residential character that defines Bal Harbour Village.

A clear regulatory framework also supports the broader Village experience by improving predictability and consistency in land use administration. When dimensional and density standards are stated directly in the Code, applicants, staff, and the Council can evaluate future proposals against the same objective benchmarks, which helps align individual development decisions with the Village's long-term character and planning expectations.

CONCLUSION

The November 18, 2025, discussion regarding 44 Bal Bay Drive highlighted ambiguity in the existing code when evaluating lot split and replat requests. The proposed Ordinance responds by replacing reliance on plat dimensions alone with direct minimum lot area and lot width standards and modifying the definition of Lot and the density standards for R-1 and R-2 lots to reflect this new approach.

For those reasons, the Administration recommends that the Village Council approve the proposed Ordinance on first reading.

Attachments:

1. BHV Staff Report R-1 R-2 SFR Lot Size LDR

ORDINANCE NO. 2026-____

AN ORDINANCE OF THE VILLAGE COUNCIL OF BAL HARBOUR VILLAGE, FLORIDA; AMENDING CHAPTER 21, "ZONING," TO REGULATE LOT SPLITS BY ESTABLISHING MINIMUM LOT SIZE AND WIDTH STANDARDS IN THE R-1 AND R-2 SINGLE-FAMILY RESIDENTIAL DISTRICTS AND PROVIDING CONSISTENT DENSITY LIMITS; PROVIDING FOR SEVERABILITY, CONFLICTS, INCLUSION IN THE CODE, AND FOR AN EFFECTIVE DATE.

WHEREAS, the Village Council of Bal Harbour Village ("Village Council") finds it periodically necessary to amend its Code of Ordinances (the "Village Code") to update regulations and procedures to implement municipal goals and objectives; and

WHEREAS, the Village Council previously established minimum lot area and dimensions in the R-1 and R-2 Single-Family Residential Districts by reference to recorded plats; and

WHEREAS, the Village Council has determined that referencing recorded plats as the sole determinant of lot size may create inconsistencies and limit the ability to implement lot splits in a manner consistent with the Village's goals for residential development; and

WHEREAS, the Village Council desires to establish minimum lot area and width standards directly in the Code for the R-1 and R-2 Single-Family Residential Districts, ensuring that all new R-1 lots meet a minimum standard of fifteen thousand (15,000) square feet in area and a minimum width of seventy (70) feet, and all new R-2 lots meet a minimum standard of ten thousand (10,000) square feet in area and a minimum width of sixty (60) feet; and

WHEREAS, the dimensions of certain R-1 and R-2 lots are affected by the presence of cul de sac streets which constrain their frontage, and the Village Council desires to establish an alternative minimum lot width at the frontage of fifty (50) feet for cul de sac R-1 and R-2 lots; and

WHEREAS, the Village Council also finds it necessary to update maximum density provisions to be consistent with these minimum lot standards, limiting development to one single-family detached dwelling per legally established lot that meets the minimum area and width requirements; and

WHEREAS, the Village Council finds that codifying these dimensional and density standards will provide clarity for property owners, developers, and Village staff, reduce

ambiguity, and promote orderly, consistent, and sustainable residential development within the Village; and

WHEREAS, the Village Council, in its capacity as the Local Planning Agency, has reviewed this Ordinance and has recommended approval; and

WHEREAS, the Village Council held a public hearing at which all citizens so desiring had an opportunity to be heard; and

WHEREAS, the Village Council finds that this Ordinance is consistent with the Village's Comprehensive Plan and is in the best interest of the public health, safety and welfare.

NOW, THEREFORE, IT IS HEREBY ORDAINED BY THE MAYOR AND VILLAGE COUNCIL OF BAL HARBOUR VILLAGE, FLORIDA, AS FOLLOWS:

Section 1. **Recitals Adopted.** That the above-stated recitals are hereby adopted and confirmed.

Section 2. **Amending Chapter 21 of the Village Code.** That Chapter 21, "Zoning" of the Village Code is hereby amended to read as follows: ¹

Chapter 21 - ZONING

*** * ***

ARTICLE I. - IN GENERAL

Sec. 21-1. - Definitions and rules of construction.

(a) For the purpose of this chapter, which shall be known as the Zoning Ordinance of Bal Harbour Village, Florida, words used in the present tense include the future; the singular number includes the plural, and the plural the singular; the words "used for" include the meaning "designed for"; the word "structure" includes the word "building"; the word "shall" is mandatory and not directory; and the word "lot" includes the words "plot" and "tract".

(b) Words and terms not defined in this section shall be interpreted in accord with their normal dictionary meaning and customary usage.

¹ Additions to existing Village Code text are shown by underline; deletions from existing Village Code text are shown by ~~striketrough~~. Any changes between first and second reading are shown by highlighted double underline and ~~double striketrough~~ font.

(c) The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

* * *

Lot means a parcel of land fronting on a Street, drive, or waterway, which is or may be occupied by a Building and its necessary Buildings, including the open spaces required under this chapter, and which parcel of land ~~is a matter of record in Dade County, Florida~~ is established by recorded plat or created in accordance with applicable subdivision, replatting, or lot split procedures and recorded in the public records of Miami-Dade County, Florida.

* * *

ARTICLE III. - DISTRICT REGULATIONS

DIVISION 2. - R-1 SINGLE FAMILY RESIDENTIAL DISTRICT

Sec. 21-98. - Minimum Lot area, Lot Widths and Yards. The minimum Lot area, Lot Width and Yards in the R-1 Single Family Residential District shall be as follows: ~~Lot sizes shall not be less than those dimensions established for the Residential Section of the Village as shown in section 21-77 and recorded in the public records of Dade County, Florida.~~

(a) *Minimum Lot area.* Lots shall contain a minimum Lot area of fifteen thousand (15,000) square feet. Lots lawfully existing prior to April 1, 2026 that do not meet the minimum Lot area are legal nonconforming lots and may be developed in accordance with applicable Code provisions.

(b) *Minimum Lot Width.* Lots shall have a minimum width of seventy (70) feet. Lots fronting on a cul de sac shall have a minimum width of fifty (50) feet at their frontage.

(c) *Applicability.* The minimum Lot area requirements set forth herein shall control notwithstanding any Lot area established by recorded plat.

(d) *Lot Splits and Replats.* No Lot shall be divided, split, or replatted in a manner that creates a Lot containing less than fifteen thousand (15,000) square feet. All such lot divisions shall

comply with applicable subdivision regulations, without requiring a variance from these or any other standards of this Code.

Sec. 21-99. - Maximum Density.

There shall not be more than one single-family detached dwelling per recorded Lot legally established Lot in the R-1 Single Family Residential District that complies with the minimum Lot area requirements of this Code, without requiring a variance from these or any other standards of this Code in the R-1 Single Family Residential District.

DIVISION 3. - R-2 SINGLE FAMILY RESIDENTIAL DISTRICT

Sec. 21-123. - Minimum Lot area, Lot Widths and Yards. The minimum Lot area, Lot Width and Yards in the R-2 Single Family Residential District shall be as follows: ~~Lot sizes shall not be less than those dimensions established for the Residential Section of the Village as shown in section 21-77 and recorded in the public records of Dade County, Florida.~~

(a) Minimum Lot area. Lots shall contain a minimum Lot area of ten thousand (10,000) square feet. Lots lawfully existing prior to April 1, 2026 that do not meet the minimum Lot area are legal nonconforming lots and may be developed in accordance with applicable Code provisions.

(b) Minimum Lot Width. Lots shall have a minimum width of sixty (60) feet. Lots fronting on a cul de sac shall have a minimum width of fifty (50) feet at their frontage.

(c) Applicability. The minimum Lot area requirements set forth herein shall control notwithstanding any Lot area established by recorded plat.

(d) Lot Splits and Replats. No Lot shall be divided, split, or replatted in a manner that creates a Lot containing less than ten thousand (10,000) square feet. All such lot divisions shall comply with applicable subdivision regulations, without requiring a variance from these or any other standards of this Code.

Sec. 21-124. - Maximum Density.

There shall not be more than one single-family detached dwelling per ~~recorded Lot~~ legally established Lot in the R-2 Single Family Residential District that complies with the minimum Lot area requirements of this Code, without requiring a variance from these or any other standards of this Code in the R-2 Single Family Residential District.

Section 3. Severability. That the provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 4. Inclusion in the Code. That it is the intention of the Village Council, and it is hereby ordained that this Ordinance shall become effective and made part of the Village Code; that the sections of this Ordinance may be renumbered or relettered to accomplish such intention; and that the word "Ordinance" shall be changed to "Section" or other appropriate word.

Section 5. Conflict. That all sections or parts of sections of the Village Code, all ordinances or parts of ordinances and all resolutions or parts of resolutions in conflict with this Ordinance are repealed to the extent of such conflict.

Section 6. Effective Date. That this Ordinance shall become effective upon adoption on second reading.

PASSED AND ADOPTED on first reading this 20th day of April, 2026.

PASSED AND ADOPTED on second reading this __ day of _____, 2026.



Mayor Seth E. Salver

ATTEST:

Dwight S. Danie, Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Village Attorney
Weiss Serota Helfman Cole & Bierman P.L.

**BAL HARBOUR VILLAGE
COMMUNITY DEVELOPMENT
MEMORANDUM**

To: **Jorge M. Gonzalez – Village Manager**
 Eliezer Palacio – Bldg. Official / Department Director
 Bal Harbour Village

From: **Michael J. Miller, AICP**
 Consultant Village Planner

Date: **April 20th, 2026**

Subject: **Bal Harbour Village**
 Possible Land Development Code Revisions
 Single-Family Home Lot Sizes
 MMPA Acct. No. 00-1103-0100

BACKGROUND

The Village's original 1946 Master Plan was implemented by a series of subdivision plats and private Deed Restrictions (CCRs), which was common at that time, as governmental Land Development Regulations (LDRs) such as Zoning Codes were not as yet common. Prior to incorporation of the Village the land area was part of unincorporated Dade County that only had basic limited criteria. The plats laid out the community's streets, lot areas, easements for utilities, and included certain building setbacks. The Deed Restrictions included more detailed regulations (now expired). The Village's original land development was essentially completed prior to the Village adopting its first Zoning Code in 1974. Over the years the Village has made numerous amendments to its Zoning Code and adopted other more specialized LDRs such as Architectural Guidelines, Building regulations in addition to the Florida Building Code, and many more. Miami-Dade County has LDRs that apply countywide that regulate a few issues (ex. Landscaping / Subdivisions / Signage). Local government can adopt stricter LDRs but not less restrictive than the M-D criteria. The original Village Master Plan envisioned higher density development along the oceanfront, lower-scale multifamily development along the west side of Collins Avenue, a high-end single-family area between the aforementioned Collins Avenue and Biscayne Bay (also a few small multifamily complexes on Park Dr.), and a few commercial uses (now BHS / Bank). When the 1974 Zoning Code was created it was apparently assumed the Master Plan layout would remain as-is forever and the Zoning Code criteria would generally follow and support the private development regulations (plats / CCRs). However, things tend to change over time. For example, within the PC Marina area, in recent years four new single-family lots were created via Plat Waiver procedures meeting the R-1 Waterfront criteria. The former Beach Club site was redeveloped as a high-rise multifamily complex.

ISSUE

Following are the current Zoning Code text provisions related to R-1 & R-2 Single-Family Minimum Lot Areas, Lot Widths and Yards:

DIVISION 2. - R-1 SINGLE FAMILY RESIDENTIAL DISTRICT

Sec. 21-98. - Minimum Lot area, Lot Widths and Yards.

The minimum Lot area, Lot Width and Yards in the R-1 Single Family Residential District shall be as follows: Lot sizes shall not be less than those dimensions established for the Residential Section of the Village as shown in [section 21-77](#) and recorded in the public records of Dade County, Florida.

DIVISION 3. - R-2 SINGLE FAMILY RESIDENTIAL DISTRICT

Sec. 21-123. - Minimum Lot area, Lot Widths and Yards.

The minimum Lot area, Lot Width and Yards in the R-2 Single Family Residential District shall be as follows: Lot sizes shall not be less than those dimensions established for the Residential Section of the Village as shown in [section 21-77](#) and recorded in the public records of Dade County, Florida.

Although the vast majority of single-family homesites are built on single (one) platted lot, there are instances of people building homes on multiple sites comprised of 2, 3 or more platted lots, and in some cases 3 adjoining platted lots were made into 2 development sites with 1½ lots each. The current Code provisions have worked adequately over the years; however, there is occasionally uncertainty about numerical dimensions and minimum lot square footages. The new single-family lots created out of the PC Marina site (Tract "E") were required to meet the R-1 Waterfront Lot Size requirements. The Village has recently received a request by a homeowner, whose current home is built on two adjoining lots, to consider a re-subdivision of the two (2) R-1 lots into three (3) lots, via a Plat Waiver process. Due to the present day Code language which does not include numerical criteria for a minimum lot area or street frontage width, as most municipal Codes do, we undertook the task of tabulating all of the existing platted R-1 Single Family Waterfront lot areas, lot widths and other dimensional measurements. Similar to the R-1 District Code provisions, the R-2 Single Family (interior dry lot) Code provisions are the same – referring to the plat. Staff believes that numerical criteria should be established in both districts for clarity and to guide future development. Therefore, we also undertook the task of tabulating samples of the existing platted R-2 Single Family (dry lots) areas, lot widths and other dimensional measurements.

Currently, the two (2) districts have lot sizes that are very different. In the R-1 District the average lot size is about 100' wide with about 20,000 SF each with variations due to roadway curves / pie lots / etc. The smallest R-1 lot is just over 15,000 SF. In the R-2 District dry lot areas the average lots are about 10,000 – 12,000 SF with about 80' lot width average, again with variations due to roadway curves / pie lots / cul de sac lots / etc. The smallest R-2 lot is just over 10,000 SF. The applicable lot area and widths should relate to each district due to the vast differences. Some development sites appear to be over 20,000 SF but many of those (especially in the R-2 areas) are actually multiple lots with one house. It is also important to remember that some MFR sites are along Park Drive, which are not relevant to the current proposal and discussion.

**Bal Harbour Village
Land Development Regulation (LDR) Possible Revisions
Single-Family Home Lot Sizes
April 20th, 2026
Page 3**

We believe that 15,000 SF should be used as the minimum lot area in the R-1 District. We believe that 10,000 SF should be used as the minimum lot area in the R-2 District. Further, we suggest based on the platted lots that the minimum lot width for the R-1 District should be 70' and 60' for the R-2 lots. Finally, there are few cul de sacs in the neighborhood. Obviously such lots are so-called "pie lots" with smaller roadway frontages and much wider rear areas. I think in both districts the Village should adopt a separate criteria for cul de sac lots - for sure in the R-2 District. The smallest R-1 cul de sac lot width we find is 71.706'. The smallest R-2 lot width is 48.67' but all others are over 50' (56' / 60' / 69.9'). The following text is recommended to address cul de sac lots:

"Notwithstanding the above, for those lots located in cul de sacs, the minimum lot width shall not be less than 50' at the adjoining street line".

I think these changes would help address the lot size / lot split issue Village wide.

ANALYSIS

As stated above, due to the present day Code language which does not include numerical criteria for a minimum lot area or street frontage width, as most municipal Codes do, we undertook the task of tabulating all of the existing platted R-1 Single Family Waterfront lot areas, lot widths and other dimensional measurements. Similar to the R-1 District Code provisions, the R-2 Single Family (interior dry lot) Code provisions are the same – referring to the plat. Staff believes that numerical criteria should be established in both districts for clarity and to guide future development. Therefore, we also undertook the task of tabulating samples of the existing platted R-2 Single Family (dry lots) areas, lot widths and other dimensional measurements.

Attached please find a Table with all of the existing platted R-1 District (waterfront) lot dimensional data. Also, attached please find another Table with a sampling of the some of the existing platted R-2 District (dry lot) lot dimensional data. The data speaks for itself – the goal was to recognize the existing situation and create appropriate dimensional criteria so that none of the existing sites would be made non-conforming. Importantly, in our opinion, the lot criteria should reflect the historical differences in the larger R-1 waterfront lots with larger exclusive homes on roughly half-acre sites versus more moderate (but nice) homes on the quarter-acre interior lots. In addition to the lot sizes, the streetscape appearance (narrow lots vs. wider lots) should also be indicative of the lot's location.

MMPA coordinated with the Village Building Department staff and Ms. Trevarthen from WSH on the data collection and proposed Zoning Code amendments.

RECOMMENDATION

MMPA suggests the Town Council consider the adoption of the proposed Ordinance.

**Bal Harbour Village, Florida
Sample Lot Sizes R-1 Single-Family District**

Block 1					
Lot #	Street Width	Waterway Width	Average Depth	Lot Size	Notes
5	106.84	100.00	223.85	23,150	
6	103.97	100.00	218.84	22,318	
7	100.00	100.25	212.21	21,247	
8	100.00	100.24	205.14	20,539	
9	100.00	100.04	201.25	20,129	
10	100.00	100.48	205.51	20,600	
11	100.00	100.37	213.62	21,402	
12	100.00	100.59	210.96	21,158	
13	89.26	100.00	193.50	18,311	Curve in road
14	91.30	100.00	174.38	16,680	Curve in road
15	92.63	100.00	162.86	15,602	Curve in road
16	93.03	100.00	159.43	15,343	Curve in road
17	92.48	100.00	164.12	15,795	Curve in road
18	91.02	100.00	176.89	16,895	Curve in road
19	100.00	100.00	197.30	19,730	Curve in road
20	100.00	100.00	223.82	22,400	Curve in road
21	100.24	100.00	241.21	24,100	Corner Lot
22	135.98	100.00	208.61	20,900	Cul de Sac
23	72.51	94.73	192.23	20,650	Cul de Sac
24	71.70	171.09	189.69	28,500	Cul de Sac
Part of Tract "E"	XX.XX	XX.XX	XX.XX	29,519	PW Parcel "A"

Notes: 1) Lots 3 & 4 of Block 1 are zoned R-4 Multifamily.
2) Lots 1 & 2 of Block 1 south of the R-4 Multifamily sites comprise the BHV Park complex.
3) Tract "C" south of Lots 1 & 2 of Block 1 abutting 96 Street is part of the BHV Park complex.
4) Due to road & waterfront curvature lot depths / widths are not exactly rectilinear and vary as shown on the recorded plat (PB 44 / PG 98 MDCR).

Block 12

Lot #	Street Width	Waterway Width	Average Depth	Lot Size	Notes
1	169.23	130.00	155.98	19,240	Cul de Sac
2	87.15	100.00	210.80	19,726	
3	87.06	100.00	218.32	20,419	
4	87.00	100.00	221.51	20,663	
5	87.02	100.00	220.48	20,570	
6	87.14	100.00	215.50	20,102	
7	87.59	100.00	209.28	19,596	
8	87.86	100.00	204.40	19,160	
9	88.07	100.00	201.25	18,900	
10	88.16	100.00	199.84	18,722	
11	88.14	100.00	200.17	18,814	
12	94.30	100.00	201.83	19,525	
13	99.98	100.00	202.21	20,198	
14	95.01	100.00	198.76	19,380	
15	71.34	110.00	196.44	17,811	Curve in road
16	69.34	110.00	205.48	18,425	Curve in road
17	67.30	110.00	221.57	21,292	Curve in road
18	71.09	115.00	227.37	21,156	Curve in road
19	101.40	100.00	232.88	23,451	Curve in road
20	110.97	100.00	263.62	26,300	Curve in road
Part of Tract "E"	XX.XX	XX.XX	XX.XX	80,040	PW Parcel "1"
Part of Tract "E"	XX.XX	XX.XX	XX.XX	25,047	PW Parcel "2"
Part of Tract "E"	XX.XX	XX.XX	XX.XX	25,078	PW Parcel "3"

Notes: 1) Plat Waiver for portions of Tract "E" north / south of Yacht Basin created oddly-shaped lots that were not part of the original single-family lots shown on the plat (PB44 / PG 98 MDCR).
2) Due to road & waterfront curvature lot depths / widths are not exactly rectilinear and vary as shown on the recorded plat (PB 44 / PG 98 MDCR).

Bal Harbour Village, Florida
Sample Lot Sizes R-2 Single-Family District

Block 2

Lot #	Street Width	Lot Size	Notes
1	116.79	12,936	Reverse Pie
5	80.00	11,856	
6	80.00	11,600	
7	83.00	11,703	
8	95.00	13,015	
9	84.00	11,172	
10	88.00	11,700	
11	85.00	11,241	
12	102.00	13,838	Corner Lot
13	100.63	13,865	Corner Lot
14	80.00	10,196	
15	80.00	10,400	
16	80.00	10,640	
17	80.00	10,880	
18	80.00	10,717	
19	80.00	10,942	
20	80.00	11,190	

Notes: 1) Lots 2 & 4 of Block 2 are zoned RM-2 Multifamily.
2) Lot 3 of Block 2 is zoned RM-1.
3) Due to road & waterfront curvature lot depths / widths are not exactly rectilinear and vary as shown on the recorded plat (PB 44 / PG 98 MDCR).

Block 4

Lot #	Street Width	Lot Size	Notes
1	75.00	15,902	
7	83.00	10,644	
8	85.00	10,937	
9	89.00	10,338	
10	83.00	10,275	
11	82.00	11,550	
12	120.00	21,408	Corner Lot
13	79.00	12,446	Corner Lot
14	68.00	11,574	
15	56.00	15,100	Cul de Sac
16	49.00	17,500	Cul de Sac
17	70.00	15,214	Cul de Sac
18	60.00	13,160	Cul de Sac

Notes: 1) Lots 3, 4 and 5 of Block 4 are zoned RM-1 Multifamily.
2) Lot 2 of Block 4 is zoned RM-3 Multifamily.
3) Lot 6 of Block 4 is zoned RM-2 Multifamily.
2) Due to road & waterfront curvature lot depths / widths are not exactly rectilinear and vary as shown on the recorded plat (PB 44 / PG 98 MDCR).

BAL HARBOUR

- VILLAGE -

BUSINESS IMPACT STATEMENT

Proposed Ordinance Title:

AN ORDINANCE OF THE VILLAGE COUNCIL OF BAL HARBOUR VILLAGE, FLORIDA; AMENDING CHAPTER 21, "ZONING," TO REGULATE LOT SPLITS BY ESTABLISHING MINIMUM LOT SIZE AND WIDTH STANDARDS IN THE R-1 AND R-2 SINGLE-FAMILY RESIDENTIAL DISTRICTS AND PROVIDING CONSISTENT DENSITY LIMITS; PROVIDING FOR SEVERABILITY, CONFLICTS, INCLUSION IN THE CODE, AND FOR AN EFFECTIVE DATE.

Business Impact Estimate is required and attached.

Summary of Proposed Ordinance and Statement of Purpose to be Served:

The proposed ordinance establishes minimum lot size and width requirements and regulates lot splits within the R-1 and R-2 Single-Family Residential Districts in order to ensure consistent density standards and promote orderly residential development within the Village.

Estimate of Direct Economic Impact on Private/For Profit Businesses:

- a. **Estimate of Direct Business Compliance Costs:** This ordinance is not expected to have any direct business compliance cost impacts.
- b. **New Charges/Fees on Business Impacted:** This ordinance is not expected to have any new charges or fees on businesses.
- c. **Estimate of Regulatory Cost:** This ordinance is not expected to have any additional regulatory costs.

The ordinance may impact development-related businesses by establishing standards for lot splits but is not expected to have any adverse economic impact.

Good Faith Estimate of Number of Businesses Likely Impacted:

A limited number of businesses engaged in residential development, redevelopment, construction, and real estate investment within the Village may be impacted by the ordinance.

BAL HARBOUR

- VILLAGE -

COUNCIL ITEM SUMMARY

Condensed Title:

AN ORDINANCE OF BAL HARBOUR VILLAGE, FLORIDA, AMENDING CHAPTER 21 "ZONING" OF THE CODE OF ORDINANCES TO MODIFY REGULATIONS APPLICABLE TO MUNICIPAL BUILDINGS AND USES IN THE RM-5 MULTIPLE FAMILY RESIDENTIAL DISTRICT

Issue:

This Ordinance amends Chapter 21 of the Village Code to establish development standards for municipal buildings and uses within the RM-5 Multiple Family Residential District in order to support the development of the new Village Hall, Police Station, and Emergency Operations Center.

The Bal Harbour Experience:

Beautiful Environment Safety Modernized Public Facilities/Infrastructure
 Destination & Amenities Unique & Elegant Resiliency & Sustainable Community

Item Summary / Recommendation:

This item proposes an Ordinance amending Chapter 21 of the Village Code to establish development standards applicable to municipal buildings and uses within the RM-5 District. The proposed amendments provide a clear regulatory framework to address site-specific constraints, including setbacks, right-of-way considerations, structural encroachments, and parking, and to support the advancement of the Village Hall, Police Station, and Emergency Operations Center project. The Ordinance does not introduce new uses but refines and clarifies standards for an already permitted municipal use to ensure consistency with the Village's Comprehensive Plan and operational needs.

THE ADMINISTRATION RECOMMENDS APPROVAL OF THIS ORDINANCE.

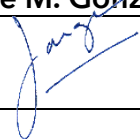
Advisory Board Recommendation:

The Village Council sitting in its capacity as the Local Planning Agency will evaluate and make a recommendation on this Ordinance prior to first reading.

Financial Information:

	Amount	Account	Account #
	X	X	X

Sign off:

Capital Program Director	Chief Financial Officer	Village Manager
Matilde E. Reyes	Claudia Dixon	Jorge M. Gonzalez
		

BAL HARBOUR

- VILLAGE -

COUNCIL MEMORANDUM

TO: Honorable Mayor and Village Council

FROM: Jorge M. Gonzalez, Village Manager



DATE: April 20, 2026

SUBJECT: **AN ORDINANCE OF BAL HARBOUR VILLAGE, FLORIDA, AMENDING CHAPTER 21 "ZONING" OF THE CODE OF ORDINANCES TO MODIFY REGULATIONS APPLICABLE TO MUNICIPAL BUILDINGS AND USES IN THE RM-5 MULTIPLE FAMILY RESIDENTIAL DISTRICT; PROVIDING FOR SEVERABILITY, INCLUSION IN THE CODE, CONFLICTS, AND FOR AN EFFECTIVE DATE.**

ADMINISTRATIVE RECOMMENDATION

I am recommending approval of this Ordinance in accordance with the Village's zoning authority and Comprehensive Plan.

BACKGROUND

The Village-owned property located at 9800 Collins Avenue (the "Fairfield Property") is the site of the proposed new Village Hall, Police Station, and Emergency Operations Center. The property was conveyed to the Village pursuant to a 2017 Development Agreement. It is centrally located on Collins Avenue, near 96th Street, and adjacent to the Bal Harbour Shops commercial district. Although the property is zoned RM-5 Multiple Family Residential, it was identified for future municipal use, including a new Village Hall and parking garage. The site's irregular configuration presents design constraints that cannot be resolved through design alone. This Ordinance amending Chapter 21 of the Village Code is intended to address these constraints and allow the project to proceed. The proposed facility will enhance municipal operations, improve police response times, strengthen emergency preparedness through an integrated Emergency Operations Center, centralize Village services, and provide long-term public benefit to residents and visitors.

The Village is advancing the design of this municipal facility within the RM-5 District. While municipal uses are permitted in this zoning district, the Code does not currently include development standards specific to municipal buildings and their operational and site-specific requirements. As part of the ongoing planning, design, and technical evaluation of the project, the Village has worked closely with its planning consultant, legal counsel, design team, and staff to assess site constraints, zoning limitations, plat conditions, and right-of-way considerations. Based on this analysis, an amendment to Chapter 21 of the Village Code is necessary to address the development of municipal buildings within the RM-5 District and allow the project to proceed.

In conjunction with this Ordinance, the Village is also presenting a companion Resolution for Council consideration approving the Basis of Design Report (BODR) for the proposed facility. The Village Council, sitting as the Local Planning Agency, will review this Ordinance prior to first reading in accordance with applicable law.

ANALYSIS

The proposed Ordinance, as presented for Council consideration, is informed by the planning memorandum analysis of the Village's zoning consultant, Michael Miller, AICP (Exhibit "A") provided to the Building Department, and the legal analysis of the Village Attorney, Susan L. Trevarthen (Exhibit "B"). As outlined in these materials, the development of the new Village Hall site presents specific zoning and regulatory conflicts, including setbacks, right-of-way considerations, and structural encroachments, that cannot be resolved through design modifications alone and instead require an amendment to the Village Code by the Village Council. The Village Attorney has further advised that while certain platted setback lines may constitute private restrictions not enforceable against municipal development for a public purpose, the Village remains subject to its own zoning regulations, which must be amended to accommodate the proposed project. Accordingly, the Ordinance establishes a clear and enforceable regulatory framework to address these issues at the Code level and allow the project to proceed in a manner consistent with applicable law and the Village's planning objectives.

Specifically, the Ordinance includes the following key modifications to the Village Code to address standards for municipal buildings:

- Establishes site-specific setback requirements for the municipal property, including reduced setbacks along Collins Avenue, Bal Cross Drive, and interior property lines to accommodate the building and parking garage layout.
- Allows architectural projections, including canopies, overhangs, and structural elements, to extend into required setback areas and, where applicable, over adjacent right-of-way to support the functional design of the facility.
- Eliminates minimum parking requirements and associated dimensional standards for municipal uses, allowing flexibility in the design and placement of parking facilities.
- Removes minimum lot area, lot width, and floor area ratio requirements for municipal buildings, recognizing the operational needs of public facilities.
- Establishes parameters for walls, fences, and landscaping, including compliance with applicable Miami-Dade County requirements, to ensure compatibility with adjacent properties.

The proposed Ordinance amends Chapter 21 of the Village Code to establish specific standards applicable to municipal buildings and uses within the RM-5 Multiple Family Residential District. While municipal uses are currently permitted within the RM-5 District pursuant to Section 21-261, the Code does not provide tailored development criteria addressing the unique characteristics and operational requirements of municipal facilities. The Ordinance introduces a framework of standards applicable to municipal buildings, including provisions related to setbacks, architectural projections, parking, walls/fences, and other design considerations, while recognizing existing provisions such as the Village-wide height limitation established in Section 21-80. These standards are intended to provide the flexibility necessary to accommodate municipal functions while maintaining compatibility with surrounding properties and consistency with the Village's Comprehensive Plan and overall zoning structure.

In particular, the Ordinance addresses the unique conditions of the subject property, including its irregular geometry, adjacency to residential development, and right-of-way constraints, by establishing site-specific setback and design parameters. Additional provisions clarify that certain traditional zoning metrics, such as minimum lot area, floor area ratio, and parking requirements, are not applicable to municipal uses, recognizing the operational nature of such facilities, and allowing for appropriate site planning and functionality.

The proposed Ordinance also reflects direction provided by the Village Council during recent workshops and retreat discussions, where the building layout, site constraints, and functional needs of the project were evaluated in detail. Through these discussions, the Council identified the need to allow specific design elements necessary to make the site workable, including the placement of structural columns, the incorporation of a canopy and covered areas, and the use of architectural projections such as cantilevered portions of the building. The Ordinance establishes the flexibility needed to accommodate these elements within the required setbacks, while also addressing parking layout, circulation, and site access. These provisions are critical to ensuring that the building can be properly sited and constructed on a constrained and irregular parcel and allow the project to advance in a manner that is both functional and consistent with the Village's design and operational objectives.

The Ordinance further maintains consistency with existing zoning administration procedures under Chapter 21, including enforcement by the Building Official and established review processes within the Code. The Architectural Review Board may provide advisory input on the design of municipal buildings, so that architectural considerations may be evaluated while preserving administrative efficiency and alignment with existing review frameworks.

Overall, the proposed amendments are limited in scope and do not introduce new uses but rather refine and clarify the regulatory standards applicable to an already permitted municipal use. Adoption of this Ordinance provides the necessary zoning framework to support the development of the Village Hall, Police Station, and Emergency Operations

Center and ensures that the project can proceed in a manner consistent with the Village's regulatory structure, planning objectives, and public health, safety, and welfare considerations.

THE BAL HARBOUR EXPERIENCE

This item supports the Village's ongoing efforts to enhance municipal operations, public safety, and emergency preparedness through the development of a contemporary, unified and resilient Village Hall facility.

CONCLUSION

In conclusion, I recommend approval of the proposed Ordinance to amend Chapter 21 of the Village Code to establish development standards applicable to municipal buildings and uses within the RM-5 District. Approval of this Ordinance will provide the necessary regulatory framework to support the advancement of the Village Hall, Police Station, and Emergency Operations Center project.

Attachments:

Exhibit "A" - Planning Memorandum Analysis (Michael Miller, AICP)

Exhibit "B" - Legal Analysis (Susan L. Trevarthen, Esq.)

ORDINANCE NO. 2026 ____

AN ORDINANCE OF BAL HARBOUR VILLAGE, FLORIDA, AMENDING CHAPTER 21 "ZONING" OF THE CODE OF ORDINANCES TO MODIFY REGULATIONS APPLICABLE TO MUNICIPAL BUILDINGS AND USES IN THE RM-5 MULTIPLE FAMILY RESIDENTIAL DISTRICT; PROVIDING FOR SEVERABILITY, INCLUSION IN THE CODE, CONFLICTS, AND FOR AN EFFECTIVE DATE.

WHEREAS, the Bal Harbour Village (the "Village") Council finds it periodically necessary to amend its Code of Ordinances (the "Village Code") in order to update regulations and procedures to implement municipal goals and objectives; and

WHEREAS, the RM-5 Multiple Family Residential District (the "RM-5 District") within the Village allows municipal buildings and uses in addition to multiple family residential dwellings and grandfathered apartment hotels; and

WHEREAS, the RM-5 District has additional standards for grandfathered apartment hotel uses, but does not have specific standards for municipal buildings and uses; and

WHEREAS, the Village owns an RM-5 property (Lot 1 of Block 7, in the Residential Section of Bal Harbour) that has an unusual shape that negatively affects the usability of the site, which is slated to become its new Village Hall, and the Village Council desires to establish appropriate standards and regulations for this municipal building; and

WHEREAS, the Village Council has already adopted Section 21-80 of the Village Code establishing a height limit of 56 feet applicable to municipal buildings wherever they may be located within the Village, including the RM-5 District; and

WHEREAS, the Administration recommended approval of this Ordinance in its report for the April __, 2026 Village Council meeting; and

WHEREAS, the Village Council, sitting as the Local Planning Agency, has reviewed this Ordinance at a duly noticed public hearing in accordance with law on April __, 2026, determined that this Ordinance is consistent with the Village's Comprehensive Plan, and recommended approval; and

WHEREAS, the Village Council conducted a first and second reading of this Ordinance at duly noticed public hearings, as required by law, and after having received input from and participation by interested members of the public and staff, the Village Council has determined

that this Ordinance is consistent with the Village’s Comprehensive Plan and in the best interest of the public health, safety and welfare.

NOW, THEREFORE, IT IS HEREBY ORDAINED BY THE MAYOR AND VILLAGE COUNCIL OF BAL HARBOUR VILLAGE, FLORIDA, AS FOLLOWS:

Section 1. Recitals Adopted. That the above-stated recitals are hereby adopted and confirmed.

Section 2. Village Code Amended. That Chapter 21 “Zoning” of the Village Code is hereby amended to read as follows:¹

CHAPTER 21 . - ZONING

* * *

ARTICLE III. - DISTRICT REGULATIONS

* * *

DIVISION 9. - RM-5 MULTIPLE FAMILY RESIDENTIAL DISTRICT

Section 21-261. - Permitted uses.

No Building or land shall be used and no Building shall be erected or constructed on any Lot in the RM-5 Multiple Family Residential District except for the following uses:

- (1) Multiple-Family Dwellings or apartment buildings.
- (2) Apartment Courts.
- (3) Accessory Buildings.
- (4) Parks, playgrounds, municipal buildings and Parking Lots owned and operated by the Village.
- (5) Vacation Rentals in accordance with section 21-363.

Editor's note– Ord. No. 559, § 3, adopted May 15, 2012, provides that this ordinance shall not apply to an Apartment Hotel use which was a legal, operating use in the Village on the date of first reading of this ordinance. This ordinance shall also not apply to an expansion of such existing Apartment Hotel use onto one or more parcels, provided that such expanded use: (1) shares common management control with the existing Apartment Hotel use; (2) includes property which is abutting or separated only by a road right-of-way from the parcel on which the existing Apartment Hotel use is located; and (3) received approval as part of a Village Certificate of Appropriateness prior to January 1, 2012.

* * *

Section 21-269. Additional Standards for Municipal Buildings and Uses.

¹ Additions to existing Village Code text are shown by underline; deletions from existing Village Code text are shown by ~~striketrough~~. Any changes between first and second reading are shown by highlighted double underline and ~~double striketrough~~ font.

(a) Height. Per Section 21-80 of the Village's Zoning Code, a maximum height limit of 56 feet applies to municipal buildings in the RM-5 District and elsewhere.

(b) Setback and Architectural Projection Standards for Particular Municipal Lots. For municipal buildings and structures on Lot 1 of Block 7 of the Residential Section of Bal Harbour plat, the setbacks for any portion of a building or structure shall be as follows:

(1) the front setback to Bal Harbour Boulevard (aka Collins Avenue) shall be at least 20 feet from the lot line;

(2) the setback to the south shall be 0 feet from the lot line;

(3) the side setback to the north shall be at least 15 feet from the lot line, incorporating a 5-foot landscape buffer per the County landscaping requirements;

(4) the rear setback to the west shall be at least 15 feet from the lot line; and

(5) architectural features of any building or structure may project into any setback or adjacent parcel under common ownership not more than 20 feet, with at least 15 feet of clear headroom. Otherwise, cantilevered projections may project into the setback up to 5 feet, with at least 7 feet of clear headroom.

(c) Required Parking and Design and Maintenance Standards. No minimum parking quantity, size, design, or maintenance standards of any kind apply to municipal buildings, structures, and uses. Parking spaces may be placed in adjacent parcels under common ownership, where consistent with safe vehicular and pedestrian access.

(d) Minimum Lot Area and Width. No minimum lot area or width applies to municipal lots.

(e) Floor Area. No floor area or floor area ratio standards applies to municipal buildings and structures.

(f) Walls, Fences, Landscaping, and Open Space. Boundary walls and fences shall be a maximum of 8 feet in height, measured from highest adjacent grade. The Miami-Dade County landscaping code and other applicable minimum County standards will be met.

(g) Architectural Review. The Architectural Review Board may review and provide advisory recommendations to the Village Manager on the design of municipal buildings and structures.

(h) Impacts. An analysis of infrastructure impacts pursuant to Section 14-8, taking into

account the impact of the prior use of the property, shall be provided.

Sections 21-~~26970~~–21-278. - Reserved.

* * *

Section 3. **Severability.** That the provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 4. **Inclusion in the Code.** That it is the intention of the Village Council, and it is hereby ordained that this Ordinance shall become effective and made part of the Village Code; that the sections of this Ordinance may be renumbered or relettered to accomplish such intention; and that the word "Ordinance" shall be changed to "Section" or other appropriate word.

Section 5. **Conflict.** That all Sections or parts of Sections of the Village Code, all ordinances or parts of ordinances, and all resolutions or parts of resolutions in conflict with this Ordinance are repealed to the extent of such conflict.

Section 6. Effective Date. That this Ordinance shall be effective upon adoption on second reading.

PASSED AND ADOPTED on first reading this 20th day of April, 2026.

PASSED AND ADOPTED on second reading this ___ day of _____, 2026.



Mayor Seth E. Salver

ATTEST:

Dwight S. Danie, Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Village Attorney
Weiss Serota Helfman Cole & Bierman P.L.

**BAL HARBOUR VILLAGE
COMMUNITY DEVELOPMENT
MEMORANDUM**

To: **Jorge M. Gonzalez – Village Manager**
 Eliezer Palacio – Bldg. Official / Department Director
 Bal Harbour Village

From: **Michael J. Miller, AICP**
 Consultant Village Planner

Date: **April 20th, 2026**

Subject: **Bal Harbour Village**
 Possible Land Development Code Revisions
 RM-5 Zoning District – Specialized Regulations for Municipal Uses
 MMPA Acct. No. 00-1103-0100

BACKGROUND

The Village's original 1946 Master Plan was implemented by a series of subdivision plats and private Deed Restrictions (CCRs), which was common at that time, as governmental Land Development Regulations (LDRs) such as Zoning Codes were not as yet common. Prior to incorporation of the Village the land area was part of unincorporated Dade County that only had basic limited criteria. The plats laid out the community's streets, lot areas, easements for utilities, and included certain building setbacks. The Deed Restrictions included more detailed regulations (now expired).

The Village's original land development was essentially completed prior to the Village adopting its first Zoning Code in 1974. Over the years the Village has made numerous amendments to its Zoning Code and adopted other more specialized LDRs such as Architectural Guidelines, Building regulations in addition to the Florida Building Code, and many more. Miami-Dade County has LDRs that apply countywide that regulate a few issues (ex. Landscaping / Subdivisions / Signage). Local government can adopt stricter LDRs but not less restrictive than the M-D criteria.

The original Village Master Plan envisioned higher density development along the oceanfront, lower-scale multifamily development along the west side of Collins Avenue, a high-end single-family area between the aforementioned Collins Avenue and Biscayne Bay (also a few small multifamily complexes on Park Dr.), and a few commercial uses (now BHS / Bank).

The Village's Zoning Code now allows certain municipal land uses in the R-1 & R-2 Single Family District, PC Private Club District, RM-5 Multiple Family District, and B Business District (ex. parks / playgrounds / municipal buildings). Unless otherwise specified in the Codes, the development

**Bal Harbour Village
Land Development Regulation (LDR) Possible Revisions
RM-5 Zoning District – Specialized Regulations for Municipal Uses
April 20th, 2026
Page 2**

standards set forth in each zoning district apply to all land uses (private / public). In some communities the local government exempts itself from zoning laws.

When the 1974 Zoning Code was created it was apparently assumed the Master Plan land uses would remain as-is forever and the Zoning Code criteria would generally follow and support the private development regulations (plats / CCRs). However, things tend to change over time.

ISSUE

As part of the 2017 Bal Harbour Shops (BHS) expansion, as a condition of the Development Agreement for that approval, the Village acquired the former Fairfield Manor 18 DU multifamily site located at 9800 Collins Avenue for a future Village Hall site. The Village’s original / current Village Hall site located at 655 96th Street (built 1956) is quite small for current-day desired functions, and the building, while architecturally charming, is substantially outdated (flood elevation / structural integrity per modern FBC standards, technology, etc.).

The Village has retained an architectural firm to assist in the design of a new Village Hall complex. Due to the odd-shape of the site (Bal Cross Drive frontage angled) and small size, the plat setbacks / Zoning Code & LDRs, which were written for only multifamily development, are causing impractical constraints on the proposed site design. The Village’s administration feels some adjustment is necessary to establish special LDRs for the new Village Hall that can accommodate the desired complex (building / parking / open spaces / etc.), but are trying to be respectful of the scale and urban design qualities of the community. Therefore, the Village staff has prepared some desired / recommended Zoning Code amendments to accommodate the new Village Hall complex.

The intent is to generally maintain a consistent 50’ main building setback along the west side of Collins Avenue with allowances for desired architectural features for the municipal complex only, such as extended yard projections (balconies / roof overhangs / covered automobile & pedestrian areas / etc.).

ANALYSIS

The Village Code currently includes the following building setbacks in the RM-5 District:

Collins Avenue	50’
Bal Cross Drive	25’
North Interior	25’
West Interior	50’ (5’ for 1-story Accessory Quarters / Covered Parking)
Yard Projections	36” Maximum

The Village Code is recommend to be amended to the following new building setbacks for municipal uses only (Existing RM-5 LDRs would remain the same for multifamily development):

Collins Avenue	20’ (Main Building / Accessory Structures / Projections)
Bal Cross Drive	0’
North Interior	15’
West Interior	15’
Yard Projections	5’ / 20’ over Bal Cross Dr. right-of-way

Bal Harbour Village
Land Development Regulation (LDR) Possible Revisions
RM-5 Zoning District – Specialized Regulations for Municipal Uses
April 20th, 2026
Page 3

As stated above, the proposed site design shows the main building setback substantially from Collins Avenue; however the Collins Avenue front yard is envisioned as a multi-purpose community gathering space; therefore, the current yard projections limitation of 36 inches will not allow for the desired design. It is suggested a 20' setback be established to accommodate all buildings except for extended building features.

As to Bal Cross Drive, the roadway segment from Collins Avenue to the gate / linear park along Park Drive has been closed for many years to vehicular traffic into the single-family neighborhood. The function of Bal Cross Drive outside of the gate has long been to serve as a driveway to the Bal Harbour Shops site and the Fairfield Manor site. The new northern entrance to the Bal Harbour Shops site now serves as one of the main driveway entries into the Bal Harbour Shops site. This driveway was designed and approved to, and will serve as a shared driveway for both the BHS and Village Hall site.

Portions of the Bal Cross Drive right-of-way (90' wide overall / 45' half section) will be used for Village Hall ADA parking and electric vehicle parking, pedestrian walkways and landscaped open space. There is no need for any setback in this built environment, so a 0' setback is proposed to Bal Cross Drive.

As to the two interior property lines, a 15' building setback is proposed. Along Park Drive to the west of the Village Hall site an expansive / wide linear passive park with mature landscaping and an existing tall concrete buffer wall now exist and should be sufficient to buffer the gated community.

Finally, to the north of the proposed Village Hall site is an existing multifamily complex (Tahoma Apt.) with a one-way driveway / parallel parking spaces along its southern border. The Village is required (M-D Ch. 18A) to construct a tall buffer wall within a minimum 5' wide landscape strip along the north property line, as that current land use is deemed "dissimilar". The current 25' setback is deemed excessive due to the new buffer being provided in the Village Hall design.

RECOMMENDATION

MMPA suggests the Village Council consider the adoption of the proposed Ordinance.

MEMORANDUM

To: Jorge Gonzalez

From: Susan L. Trevarthen *SLT*
Johnathan Kramer

Date: 2/17/2026

Re: Application of Platted Building Setback Lines to Municipal Property

This memorandum addresses (1) whether a platted building setback line on municipally owned land can be enforced to restrict a Florida municipality's development of the land for public purposes, and (2) what constraints do apply to such development.

Florida's platted-setback cases treat a plat's depiction of a building setback line on a lot as a private building restriction arising from private subdivision arrangements, not a vested limitation enforceable to restrain governmental development for a public purpose. *Bd. of Pub. Instruction v. Town of Bay Harbor Islands*, 81 So. 2d 637 (Fla. 1955); *Ryan v. Town of Manalapan*, 414 So. 2d 193 (Fla. 1982); *Vazquez v. City of Hallandale Beach*, 391 So. 3d 439 (Fla. 4th DCA 2024). Under this authority, a municipality generally is not required to replat or amend a plat as a precondition to proceeding with a municipal project on such a lot, and the defensible posture is to maintain a clear record establishing the public character of the use. Fla. Const. art. VIII, § 2(b); § 166.021, Fla. Stat.

However, this doctrine does not eliminate all regulatory constraints on the development of municipal property for a public purpose. Governmental development must remain consistent with the adopted comprehensive plan. § 163.3194(1)(a), Fla. Stat. Municipal property also is not categorically exempt from zoning. Where the zoning code is silent as to municipal structures and uses, Florida caselaw recognizes the municipality may not be bound by particular zoning provisions, although municipalities commonly elect to follow their zoning procedures for transparency and to structure municipal development. Where the zoning code affirmatively regulates municipal uses, the municipality is bound by its own ordinances. *Town of Longboat Key v. Islandside Prop. Owners Coal., LLC*, 95 So. 3d 1037 (Fla. 2d DCA 2012).

Here, the parcel is zoned RM-5, which explicitly contemplates municipal use, and the Village has generally subjected itself to its own zoning framework. The operative setback and siting constraints therefore are those imposed by the comprehensive plan and the RM-5 land

development regulations, not the platted setback line that operates as a private restriction. If the Village intends to revise the zoned setback to accommodate its municipal plans, it must do so through an ordinance amending the requirement.

Therefore, a platted building setback line generally will not restrain the Village's development of municipally owned land for a municipal purpose. The project must remain consistent with the comprehensive plan and comply with applicable zoning. If RM-5 setbacks or other development regulations must change to accommodate the development of the municipal property, the Village must either seek a variance if warranted or amend the Village regulations by ordinance.

BAL HARBOUR

- VILLAGE -

BUSINESS IMPACT STATEMENT

Proposed Ordinance Title:

AN ORDINANCE OF BAL HARBOUR VILLAGE, FLORIDA, AMENDING CHAPTER 21 "ZONING" OF THE CODE OF ORDINANCES TO MODIFY REGULATIONS APPLICABLE TO MUNICIPAL BUILDINGS AND USES IN THE RM-5 MULTIPLE FAMILY RESIDENTIAL DISTRICT; PROVIDING FOR SEVERABILITY, INCLUSION IN THE CODE, CONFLICTS, AND FOR AN EFFECTIVE DATE.

Business Impact Estimate is required and attached.

Summary of Proposed Ordinance and Statement of Purpose to be Served:

The proposed ordinance amends Chapter 21 of the Village Code to establish and clarify development standards applicable to municipal buildings and uses within the RM-5 Multiple Family Residential District. The ordinance provides specific regulations related to setbacks, height, parking, lot area, and other development standards for municipal properties, including a Village-owned site intended for a new municipal building, in order to ensure appropriate design, functionality, and consistency with the Village's planning objectives.

Estimate of Direct Economic Impact on Private/For Profit Businesses:

- a. **Estimate of Direct Business Compliance Costs:** This ordinance is not expected to have any direct business compliance cost impacts.
- b. **New Charges/Fees on Business Impacted:** This ordinance is not expected to have any new charges or fees on businesses.
- c. **Estimate of Regulatory Cost:** This ordinance is not expected to have any additional regulatory costs.

Good Faith Estimate of Number of Businesses Likely Impacted:

No businesses are expected to be impacted by the ordinance, as it applies exclusively to municipal buildings and uses.

BAL HARBOUR

- VILLAGE -

COUNCIL ITEM SUMMARY

Condensed Title:

A RESOLUTION OF THE VILLAGE COUNCIL OF BAL HARBOUR VILLAGE, FLORIDA; ACCEPTING THE ANNUAL COMPREHENSIVE FINANCIAL REPORT; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR AN EFFECTIVE DATE.

Issue:

Should the Village Council approve the Resolution accepting the Fiscal Year (FY) 2024-25 Annual Comprehensive Financial Report (ACFR)?

The Bal Harbour Experience:

- | | | |
|---|---|--|
| <input type="checkbox"/> Beautiful Environment | <input type="checkbox"/> Safety | <input type="checkbox"/> Modernized Public Facilities/Infrastructure |
| <input type="checkbox"/> Destination & Amenities | <input type="checkbox"/> Unique & Elegant | <input type="checkbox"/> Resiliency & Sustainable Community |
| <input checked="" type="checkbox"/> Other: <u>State Requirement</u> | | |

Item Summary / Recommendation:

Florida Statutes Section 218.32 requires that the Village's books and records be audited annually at the close of each fiscal year. RSM US LLP, the Village's independent auditor, conducted the audit of the Village's financial records for the fiscal year ended September 30, 2025.

Following completion of the audit, the Annual Comprehensive Financial Report (ACFR) was prepared. The ACFR includes the Village's basic financial statements, Management's Discussion and Analysis, and supplementary financial information compiled by Finance Department staff. The ACFR for the fiscal year ended September 30, 2025 is hereby submitted to the Village Council for review and acceptance.

Additionally, the Government Finance Officers Association (GFOA) awarded the Village a Certificate of Achievement for Excellence in Financial Reporting for its ACFR for the fiscal year ended September 30, 2024. This recognition marks the eleventh consecutive year the Village has received this prestigious award.

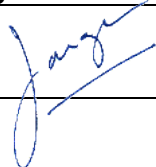
THE ADMINISTRATION RECOMMENDS APPROVAL OF THIS RESOLUTION.

Financial Information:

	Amount	Account	Account #
	X	X	X

Sign off:

	Chief Financial Officer	Village Manager
	Claudia Dixon	Jorge M. Gonzalez



BAL HARBOUR

- VILLAGE -

COUNCIL MEMORANDUM

TO: Honorable Mayor and Village Council

FROM: Jorge M. Gonzalez, Village Manager



DATE: April 20, 2026

SUBJECT: **A RESOLUTION OF THE VILLAGE COUNCIL OF BAL HARBOUR VILLAGE, FLORIDA; ACCEPTING THE ANNUAL COMPREHENSIVE FINANCIAL REPORT FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025, RELATING TO THE ANNUAL AUDIT PERFORMED BY THE VILLAGE'S INDEPENDENT AUDITOR, RSM US LLP; PROVIDING FOR AN EFFECTIVE DATE.**

ADMINISTRATIVE RECOMMENDATION

I am recommending acceptance of the Annual Comprehensive Financial Report (ACFR) for the Fiscal Year ended September 30, 2025.

BACKGROUND

Florida Statutes Section 218.32 requires that the Village's books and records be audited annually at the close of each fiscal year. RSM US LLP, the Village's independent auditors, conducted the audit of the Village's financial records for the fiscal year ended September 30, 2025.

Upon completion of the audit, the Annual Comprehensive Financial Report (ACFR) was prepared. The ACFR includes the Village's basic financial statements, Management's Discussion and Analysis, and other financial reports compiled by the Village's Finance Department staff. It also incorporates the reports of the Village's independent certified public accountants, along with additional compliance reports issued by the auditors. The ACFR for the fiscal year ended September 30, 2025 is provided electronically for your review and will be made available on the Village's website.

The Government Finance Officers Association (GFOA) awarded the Village a Certificate of Achievement for Excellence in Financial Reporting for its ACFR for the fiscal year ended September 30, 2024. This certificate represents the highest form of recognition in governmental accounting and financial reporting and reflects a significant accomplishment by the Village and its financial management team. This marks the eleventh consecutive year the Village has received this prestigious award.

To qualify, a government must publish an ACFR that is readily readable, efficiently organized, and in full compliance with generally accepted accounting principles and applicable legal requirements. The Certificate of Achievement is valid for one year only. The Village believes the current ACFR meets the program's standards and has submitted it to the GFOA for consideration for another award.

THE BAL HARBOUR EXPERIENCE

Florida Statutes Section 218.32 requires the books and records of the Village to be audited at the end of each Fiscal Year.

CONCLUSION

The Annual Comprehensive Financial Report for the Fiscal Year ended September 30, 2025 was produced after the completion of the audit for the fiscal year and is transmitted to the Village Council for review and acceptance.

Attachments:

1. Exhibit 1 FYE 2025 Report to Village Council
2. Exhibit 2 FYE 2025 Annual Comprehensive Financial Report

RESOLUTION NO. 2026-____

A RESOLUTION OF THE VILLAGE COUNCIL OF BAL HARBOUR VILLAGE, FLORIDA; ACCEPTING THE ANNUAL COMPREHENSIVE FINANCIAL REPORT FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025, RELATING TO THE ANNUAL AUDIT PERFORMED BY THE VILLAGE'S INDEPENDENT AUDITOR, RSM US LLP; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 218.32, Fla. Stat. requires an annual audit of the Village's books and records; and

WHEREAS, RSM US LLP, the Village's independent auditors, performed the annual audit of the Village's financial records for the Fiscal Year ended September 30, 2025; and

WHEREAS, the Village Council has received and reviewed the Village's Annual Comprehensive Financial Report (the "ACFR") for the Fiscal Year ended September 30, 2025, which includes the reports of independent certified public accountants and other reports on compliance prepared by RSM US LLP, as well as the report compiled by Village staff; and

WHEREAS, the Village Manager recommends acceptance of the ACFR for the Fiscal Year ended September 30, 2025; and

WHEREAS, the Village Council deems it to be in the best interest of the citizens and residents of Bal Harbour Village to accept the ACFR for the Fiscal Year ended September 30, 2025.

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF BAL HARBOUR VILLAGE, FLORIDA, AS FOLLOWS:

Section 1. **Recitals Adopted.** That the above stated recitals are hereby adopted and confirmed.

Section 2. **ACFR Accepted.** That the ACFR for Fiscal Year ended September 30, 2025 is hereby accepted and the Village Manager is hereby authorized to forward the ACFR to the appropriate agencies.

Section 3. Implementation. That the Village Manager is hereby authorized to take all actions necessary to implement the purposes of this Resolution.

Section 4. Effective Date. That this Resolution shall take effect immediately upon the adoption hereof.

PASSED AND ADOPTED this 20th day of April, 2026.



Mayor Seth E. Salver

ATTEST:

Dwight S. Danie, Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Village Attorney
Weiss Serota Helfman Cole & Bierman P.L.

Bal Harbour Village, Florida

Report to the Honorable Mayor and Members of the
Village Council
March 25, 2026



RSM US LLP

201 E Las Olas Boulevard
Suite 2500
Fort Lauderdale, Florida 33301

T +1 954 462 6300
F +1 954 462 4607

www.rsmus.com

March 25, 2026

Honorable Mayor and Members of the Village Council
Bal Harbour Village, Florida

Attention: Honorable Mayor and Members of the Village Council

We are pleased to present this report related to our 2025 audit of Bal Harbour Village, Florida's (the Village) basic financial statements. Our report summarizes certain matters required by professional standards to be communicated to you in your oversight responsibility for the Village's financial reporting process.

This report is intended solely for the information and use of the Mayor, Members of the Village Council and applicable management and is not intended to be, and should not be, used by anyone other than these specified parties. It will be our pleasure to respond to any questions you have about this report. We appreciate the opportunity to continue to be of service to the Village.

RSM US LLP

THE POWER OF BEING UNDERSTOOD
ASSURANCE | TAX | CONSULTING

RSM US LLP is the U.S. member firm of RSM International, a global network of independent assurance, tax, and consulting firms. Visit rsmus.com/aboutus for more information regarding RSM US LLP and RSM International.

TABLE OF CONTENTS

Required Communications	1-3
Significant Accounting Estimates	4-6
Uncorrected Misstatements	7
Appendix	
Appendix A—Significant Written Communications Between Management and Our Firm	
• Representation Letter	

REQUIRED COMMUNICATIONS

The following required communications summarize our responsibilities regarding the financial statement audit as well as observations from our audit that are significant and relevant to your responsibility to oversee the financial and related compliance reporting process.

Our Responsibilities

We describe our responsibilities under auditing standards generally accepted in the United States of America and *Government Auditing Standards* issued by the Comptroller General of the United States to you in our engagement letter dated October 2, 2025. Our audit of the financial statements does not relieve management or you of your responsibilities, which are also described in that letter.

Planned Scope and Timing of the Audit

We have previously issued a separate communication dated January 12, 2026, regarding the planned scope and timing of our audit and identified significant risks.

Accounting Policies and Practices

Preferability of Accounting Policies and Practices

Under accounting principles generally accepted in the United States of America, in certain circumstances, management may select among alternative accounting practices. In our view, in such circumstances, management has selected the preferable accounting practice.

Adoption of, or Change in, Accounting Policies

Management has the ultimate responsibility for the appropriateness of the accounting policies used by the Village. The following is a description of significant accounting policies or their application that were either initially selected or changed during the year:

- GASB 101, *Compensated Absences*
- GASB 102, *Certain Risk Disclosures*

GASB Statement No. 101, *Compensated Absences*, was implemented by the Village for the fiscal year ended September 30, 2025. The standard was designed to better meet the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences. That objective is achieved by aligning the recognition and measurement guidance under a unified model and by amending certain previously required disclosures. The implementation of GASB Statement No. 101 did not have a material effect on the Village's financial statements.

GASB Statement No. 102, *Certain Risk Disclosures*, was implemented by the Village for the fiscal year ended September 30, 2025. The standard addresses the disclosure of certain risks within the financial statements, providing updated guidance for the presentation and measurement of such risks. The implementation of GASB Statement No. 102 did not have a material effect on the Village's financial statements.

Significant Accounting Policies

We did not identify any significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus

Significant Unusual Transactions

We did not identify any significant unusual transactions.

Management’s Judgments and Accounting Estimates

Summary information about the process used by management in formulating particularly sensitive accounting estimates and about our conclusions regarding the reasonableness of those estimates is in the attached Summary of Significant Accounting Estimates.

Audit Adjustments and Uncorrected Misstatements

There were no audit adjustments made to the original trial balance presented to us to begin our audit.

Uncorrected misstatements are summarized in the attached list of Uncorrected Misstatements. Uncorrected misstatements or matters underlying them could potentially cause future-period financial statements to be materially misstated, even if we have concluded that the uncorrected misstatements are immaterial to the financial statements under audit.

Other Information Included in Annual Reports

Our responsibility for other information included in annual comprehensive financial report is to read the information and consider whether its content or the manner of its presentation is materially inconsistent with the financial information covered by our auditor’s report, whether it contains a material misstatement of fact or whether the other information is otherwise misleading. We read the Village’s introductory and statistical sections in the annual comprehensive financial report. We did not identify material inconsistencies with the audited financial statements.

Observations About the Audit Process

Disagreements With Management

We encountered no disagreements with management over the application of significant accounting principles, the basis for management’s judgments on any significant matters, the scope of the audit or significant disclosures to be included in the financial statements.

Consultations With Other Accountants

We are not aware of any consultations management had with other accountants about accounting or auditing matters.

Significant Issues Discussed With Management

No significant issues arising from the audit were discussed or were the subject of correspondence with management.

Significant Difficulties Encountered in Performing the Audit

We did not encounter any significant difficulties in dealing with management during the audit.

Significant Matters That Required Consultation

We did not encounter any difficult or contentious matters that required consultation outside the engagement team and that are, in our professional judgment, significant and relevant to your responsibility to oversee the financial reporting process.

Shared Responsibilities for Independence

Independence is a **joint responsibility** and is managed most effectively when management, audit committees (or their equivalents), and audit firms work together in considering compliance with American Institute of Certified Public Accountants (AICPA) and *Government Accountability Office* (GAO) independence rules. For RSM to fulfill its professional responsibility to maintain and monitor independence, management, the Village Council, and RSM each play an important role.

Our Responsibilities

- AICPA and GAO rules require independence both of mind and in appearance when providing audit and other attestation services. RSM is to ensure that the AICPA and GAO's General Requirements for performing nonattest services are adhered to and included in all letters of engagement.
- Maintain a system of quality management over compliance with independence rules and firm policies.

The Village's Responsibilities

- Timely inform RSM, before the effective date of transactions or other business changes, of the following:
 - New affiliates, directors, or officers.
 - Changes in the organizational structure or the reporting entity impacting affiliates such as partnerships, related entities, investments, joint ventures, component units, and jointly governed organizations.
- Provide necessary affiliate information such as new or updated structure charts, as well as financial information required to perform materiality calculations needed for making affiliate determinations.
- Understand and conclude on the permissibility, prior to the Village and its affiliates, officers, directors, or persons in a decision-making capacity, engaging in business relationships with RSM.
- Not entering into arrangements of nonaudit services resulting in RSM being involved in making management decisions on behalf of the Village.
- Not entering into relationships resulting in close family members of RSM covered persons, temporarily or permanently acting as an officer, director, or person in an accounting, financial reporting or compliance oversight role at the Village.

Internal Control and Compliance Matters

We have issued the following reports addressing internal control and compliance matters, under separate cover, as required by *Government Auditing Standards* and Chapter 10.550, *Rules of the Auditor General*, of the State of Florida:

- Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance With *Government Auditing Standards*
- Management Letter in Accordance with Chapter 10.550, *Rules of the Auditor General*, of the State of Florida
- Independent Accountant's Report on Compliance with Section 218.415, *Florida Statutes*

Significant Written Communications Between Management and Our Firm

The representation letter provided to us by management is attached as Appendix A.

SIGNIFICANT ACCOUNTING ESTIMATES

Accounting estimates are an integral part of the preparation of financial statements and are based upon management's current judgment. The process used by management encompasses their knowledge and experience about past and current events, and certain assumptions about future events. You may wish to monitor throughout the year the process used to determine and record these accounting estimates. The following summarizes the significant accounting estimates reflected in the Village's September 30, 2025 financial statements.

Significant Accounting Estimates

Pension Plans and Related Pension Liabilities

Accounting policy	The pension liabilities and related pension amounts are actuarially determined in accordance with the parameters established by the GASB. The difference between total pension liability and plan fiduciary net position at each plans' measurement date and any associated deferred outflows and inflows as of the period ended are recognized in the financial statements.
Management's estimation process	Village management and/or the pension plans' management, with input from its actuary, developed the actuarial assumptions based on relevant criteria. Village management reviewed and approved the financial statement estimates derived from the pension plans' actuarial reports.
Basis for our conclusion on the reasonableness of the estimate	We have audited the underlying data supporting the estimate and reviewed management's methodology, including evaluating the actuarial reports and assumptions used which appear reasonable and consistently applied, and have deemed the resulting estimates to be reasonable.

Depreciation of Capital Asset

Accounting policy	Depreciation on capital assets is provided using the straight-line method. The depreciable life of capital assets is established based on management's estimate of the useful lives of the assets.
Management's estimation process	Depreciation of capital assets is determined using the straight-line method of depreciation over the estimated useful lives of the asset, as assigned by management.
Basis for our conclusion on the reasonableness of the estimate	We have audited the underlying data supporting the estimate and reviewed management's methodology which appears properly and consistently applied and have deemed the resulting estimate to be reasonable.

Significant Accounting Estimates

Accounts Receivable and Allowance for Doubtful Accounts

Accounting policy	All trade and other receivables are shown net of an allowance for uncollectible amounts to arrive at the net realizable value.
Management's estimation process	Receivables are analyzed for their collectability based on the terms and conditions stated in individual agreements. In addition to receivables specifically identified as uncollectible, a general allowance is calculated based on the Village's historical experience.
Basis for our conclusion on the reasonableness of the estimate	We have audited the underlying data supporting the estimate and reviewed management's methodology which appears properly and consistently applied and have deemed the resulting estimate to be reasonable.

Total Other Post-Employment Benefits Liability

Accounting policy	Total other post-employment benefits (OPEB) liabilities, related deferred OPEB amounts and expenses are actuarially determined in accordance with the parameters established by the GASB.
Management's estimation process	Management with input from its OPEB actuary developed the actuarial assumptions based on relevant criteria. Management reviewed and approved the financial statement estimates and disclosures derived from the OPEB actuarial report.
Basis for our conclusion on the reasonableness of the estimate	We have audited the underlying data supporting the estimate and reviewed management's methodology, including evaluating the actuarial reports and assumptions used which appear reasonable and consistently applied, and have deemed the resulting estimates to be reasonable.

Investment Valuation

Accounting policy	Investments are reported at fair value or net asset value as a practical expedient.
Management's estimation process	The Village engages an external investment consultant to perform a valuation assessment of their investments.
Basis for our conclusion on the reasonableness of the estimate	We tested the values of a sample of investment securities and concluded that the values as reported are reasonable.

Accounting for Leases

Accounting policy	<p>Lessee</p> <p>At the commencement of a lease, the Village initially measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of lease payments made. The leased asset is initially measured at the amount of the lease liability, and as applicable, less lease payments made on or before the lease commencement date, plus any initial direct costs ancillary to placing the underlying asset into service, less any lease incentives received at or before the lease commencement date. Subsequently, the leased asset is amortized on a straight-line basis over the shorter of the lease term or the useful life of the underlying asset.</p>
--------------------------	--

Significant Accounting Estimates

	<p>Lessor</p> <p>At the commencement of a lease, the Village initially measures the lease receivable at the present value of payments expected to be received during the lease term, reduced by any provision for uncollectible amounts, if applicable. Any initial direct costs required to be paid by the Village are expensed in the period incurred. Subsequently, payments received are allocated first to any accrued interest receivable and then to the lease receivable. The deferred inflow of lease revenue is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement date that relate to future periods, less any lease incentives paid to, or on behalf of, the lessee at or before the commencement of the lease term, if applicable. Subsequently, the deferred inflow of resources is recognized on a straight-line basis as revenue over the life of the lease term.</p>
Management's estimation process	<p>Management determines if any new leases meet the definition of a lease under GASB 87, <i>Leases</i>. If it meets the definition, the lease terms (commencement date, term period, payments, option periods, termination provisions and discount rate) are evaluated and used to record the transaction in accordance with GASB 87, <i>Leases</i>. If the lease does not contain an explicit rate, the appropriate incremental borrowing rate that matches the lease term will be used.</p>
Basis for our conclusion on the reasonableness of the estimate	<p>We performed substantive test of details on the lease related balances. Additionally, we reviewed the reasonableness of the incremental borrowing rate applied to various leases and concluded that the resulting estimates are reasonable.</p>
Compensated Absences Liability	
Accounting policy	<p>Liabilities for compensated absences are recognized for leave that has not been used and leave that has been used but not yet paid or settled. Leave that has not yet been used is recognized if it is attributable to services already rendered, accumulates, and is more likely than not to be used for time off or otherwise paid in cash or settled through noncash means.</p>
Management's estimation process	<p>Management uses the expected timing of leave usage or payout, eligibility policies, and payout rates and conditions to estimate its liability. Management reviews its leave policies for compensated absences that accumulate and performs a historical utilization analysis to estimate, for each employee, the portion of accumulated leave that is more likely than not to be used or otherwise paid. The estimated amount of leave is measured based on the employee's current salary rate.</p>
Basis for our conclusion on the reasonableness of the estimate	<p>We reviewed the Village's compensated absences policies and management's related valuation analysis. Our procedures included auditing the underlying inputs and historical data used in the analysis and recalculating the estimates where applicable. Based on the work performed, we concluded that the compensated absences balances are complete and properly valued, in all material respects, for the year ended.</p>

UNCORRECTED MISSTATEMENTS

We identified the following uncorrected misstatement that management has concluded is not, individually or in the aggregate, material to the financial statements. We agree with management's conclusion in that regard.

Opinion Unit: General Fund

Description	Effect—Increase (Decrease)				
	Assets	Liabilities	Fund Balance	Revenues	Expenditures
Opening misstatements					
To reverse prior year passed adjustment and recognized revenues in the proper period.	\$ -	\$ -	\$ (81,007)	\$ 81,007	\$ -
Totals					
Total uncorrected misstatements	\$ -	\$ -	(81,007)	\$ 81,007	\$ -
[Increase/Decrease] in fund balance			81,007		
Cumulative effect on fund balance			<u>\$ -</u>		

APPENDIX A

Significant Written Communications Between Management and Our Firm

BAL HARBOUR

- V I L L A G E -

JORGE M. GONZALEZ
VILLAGE MANAGER

March 25, 2026

RSM US LLP
201 E Las Olas Blvd, Suite 2500
Fort Lauderdale, FL 33301

This representation letter is provided in connection with your audit of the basic financial statements of Bal Harbour Village, Florida (the Village), as of and for the year ended September 30, 2025, for the purpose of expressing an opinion on whether the financial statements are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP).

We confirm, to the best of our knowledge and belief, that as of the date of this letter:

Financial Statements

1. We have fulfilled our responsibilities, as set out in the terms of the audit engagement letter dated October 2, 2025, for the preparation and fair presentation of the financial statements referred to above in accordance with U.S. GAAP.
2. We acknowledge our responsibility for the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.
3. We acknowledge our responsibility for the design, implementation and maintenance of controls to prevent and detect fraud.
4. The methods, data, and significant assumptions used by us in making accounting estimates and their related disclosures are appropriate to achieve recognition, measurement, or disclosure that is reasonable in the context of U.S. GAAP, and reflect our judgment based on our knowledge and experience about past and current events, and our assumptions about conditions we expect to exist and courses of action we expect to take.
5. The methods, assumptions and data used to account for other post-employment benefits result in an estimate that is appropriate for financial statement measurement and disclosure purposes and have been consistently selected and applied in making the estimate. Management with input from its OPEB actuary developed the actuarial assumptions based on relevant criteria. Management reviewed and approved the financial statement estimates derived from the OPEB actuarial report. Significant judgments made in making the estimate have taken into account all relevant information of which we are aware. The assumptions properly reflect our intent and ability to carry out the specific courses of actions previously communicated to you on behalf of the Village. All disclosures related to the estimate, including disclosures describing estimation uncertainty, are complete and reasonable in the context of U.S. GAAP. No subsequent events have occurred that would require adjustment to the estimate and related disclosures included in the financial statements.

6. The methods, assumptions and data used to account for pension plans and related net pension liabilities result in an estimate that is appropriate for financial statement measurement and disclosure purposes and have been consistently selected and applied in making the estimate. Village management and/or the pension plans' management, with input from its actuary, developed the actuarial assumptions based on relevant criteria. Village management reviewed and approved the financial statement estimates derived from the pension plans' actuarial reports. Significant judgments made in making the estimate have taken into account all relevant information of which we are aware. The assumptions properly reflect our intent and ability to carry out the specific courses of actions previously communicated to you on behalf of the Village. All disclosures related to the estimate, including disclosures describing estimation uncertainty, are complete and reasonable in the context of U.S. GAAP. No subsequent events have occurred that would require adjustment to the estimate and related disclosures included in the financial statements.
7. Related-party transactions have been recorded in accordance with the economic substance of the transaction and appropriately accounted for and disclosed in accordance with the requirements of U.S. GAAP. Types of related party transactions engaged in by the Village include:
 - a. Those with the fiduciary component units for which the Village is accountable.
 - b. Interfund transactions, including interfund accounts and advances receivable and payable, sale and purchase transactions, interfund transfers, long-term loans, leasing arrangements and guarantees.
8. All funds that meet the quantitative criteria in Government Accounting Standards Board (GASB) Statement No. 34; *Basic Financial Statements—and Management's Discussion and Analysis—for State and Local Governments*, as amended, and No. 37, *Basic Financial Statements—and Management's Discussion and Analysis—for State and Local Governments: Omnibus—an amendment of GASB Statements No. 21 and No. 34*, for presentation as major are identified and presented as such and all other funds that are presented as major are particularly important to financial statement users.
9. The financial statements properly classify all funds and activities in accordance with GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions*, as amended.
10. The Village followed either its established accounting policy regarding which resources (that is, restricted, committed, assigned or unassigned) are considered to be spent first for expenditures for which more than one resource classification is available or followed paragraph 18 of GASB Statement No. 54 to determine the fund balance classifications for financial reporting purposes.
11. The financial statements include all fiduciary activities required by GASB Statement No. 84, *Fiduciary Activities*, as amended.
12. All events subsequent to the date of the financial statements, and for which U.S. GAAP requires adjustment or disclosure, have been adjusted or disclosed.
13. The effects of all known actual or possible litigation and claims have been accounted for and disclosed in accordance with U.S. GAAP.
14. Management has followed applicable laws and regulations in adopting, approving and amending budgets.
15. Risk disclosures associated with deposit and investment securities are presented in accordance with GASB requirements.
16. Provisions for uncollectible receivables have been properly identified and recorded.

17. Capital assets, including infrastructure, intangible assets, and right of use assets are properly capitalized, reported and, if applicable, depreciated.
18. The government properly separated information in debt disclosures related to direct borrowings and direct placements of debt from other debt and disclosed any unused lines of credit, collateral pledged to secure debt, terms in the debt agreements related to significant default or termination events with finance-related consequences and significant subjective acceleration clauses in accordance with GASB Statement No. 88, *Certain Disclosures Related to Debt, including Direct Borrowings and Direct Placements*.
19. Components of net position (net investment in capital assets, restricted, and unrestricted) and classifications of fund balance (nonspendable, restricted, committed, assigned, and unassigned) are properly classified and, if applicable, approved.
20. Revenues are appropriately classified in the statement of activities within program revenues, general revenues.
21. Expenses have been appropriately classified in or allocated to functions and programs in the statement of activities, and allocations have been made on a reasonable basis.
22. Interfund, internal, and intra-entity activity and balances have been appropriately classified and reported.
23. The Village's policy regarding whether to first apply restricted or unrestricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position is available are appropriately disclosed and net position is properly recognized under the policy.
24. Leases have been properly identified, recorded and disclosed in accordance with GASB Statement No. 87, *Leases*.
25. Subscription-based information technology arrangements (SBITAs) have been properly identified, recorded and disclosed in accordance with GASB Statement No. 96, *Subscription-Based Information Technology Arrangements*.
26. The government has properly measured, recorded, and disclosed compensated absences and other salary-related payments in accordance with GASB Statement No. 101, *Compensated Absences*.
27. There are no concentrations or constraints requiring disclosure in accordance with GASB Statement No. 102, *Certain Risk Disclosures*.
28. We have no direct or indirect legal or moral obligation for any debt of any organization, public or private, that is not disclosed in the financial statements.
29. We have complied with all aspects of laws, regulations and provisions of contracts and agreements that would have a material effect on the financial statements in the event of noncompliance. In connection therewith, we specifically represent that we are responsible for determining that we are not subject to the requirements of the Single Audit Act because we have not received, expended or otherwise been the beneficiary of the required amount of federal awards during the period of this audit.
30. In the audit engagement letter dated October 2, 2025, we requested that you provide the nonaudit service of printing and binding the financial statements. With respect to this service:
 - a. We have made all management decisions and performed all management functions;

- b. We assigned an appropriate individual to oversee the services;
 - c. We evaluated the adequacy and results of the services performed, and made an informed judgment on the results of the services performed;
 - d. We have accepted responsibility for the results of the services; and
 - e. We have accepted responsibility for all significant judgments and decisions that were made.
31. We have reviewed the GASB Statements effective for the fiscal year ending September 30, 2025 and concluded the implementation of GASB Statement No. 102, *Certain Risk Disclosures* did not have a material impact on the basic financial statements.
32. We believe the implementation of GASB Statement No. 101, *Compensated Absences* is appropriate.
33. As of and for the year ended September 30, 2025, we believe that the effects of the uncorrected misstatements aggregated by you and summarized below are quantitatively and qualitatively immaterial, both individually and in the aggregate to the basic financial statements. For purposes of this representation, we consider items to be material, regardless of their size, if they involve the misstatement or omission of accounting information that, in light of surrounding circumstances, makes it probable that the judgment of a reasonable person relying on the information would be changed or influenced by the omission or misstatement.

Opinion Unit: General Fund		
Account	Dr.	Cr.
Fund Balance	\$81,007	
Revenues		\$81,007
To reverse prior year passed adjustment and recognize revenues in the proper period.		

34. We have requested an unsecured electronic copy of the auditor's report and agree that the auditor's report will not be modified in any manner.

Information Provided

35. We have provided you with:
- a. Access to all information of which we are aware that is relevant to the preparation and fair presentation of the basic financial statements such as records, documentation and other matters.
 - b. Additional information that you have requested from us for the purpose of the audit.
 - c. Unrestricted access to persons within the Village from whom you determined it necessary to obtain audit evidence.
 - d. Minutes of the meetings of the governing board and committees, or summaries of actions of recent meetings for which minutes have not yet been prepared.
36. All transactions have been recorded in the accounting records and are reflected in the basic financial statements.
37. It is our responsibility to establish and maintain internal control over financial reporting. One of the components of an entity's system of internal control is risk assessment. We hereby represent that our

risk assessment process includes identification and assessment of risks of material misstatement due to fraud. We have shared with you our fraud risk assessment, including a description of the risks, our assessment of the magnitude and likelihood of misstatements arising, and the controls that we have designed and implemented in response to those risks.

38. We have no knowledge of allegations of fraud or suspected fraud affecting the Village's basic financial statements involving:
 - a. Management.
 - b. Employees who have significant roles in internal control.
 - c. Others where the fraud could have a material effect on the basic financial statements.
39. We have no knowledge of any allegations of fraud or suspected fraud affecting the Village's basic financial statements received in communications from employees, former employees, analysts, regulators, or others.
40. We have no knowledge of noncompliance or suspected noncompliance with laws and regulations.
41. We have disclosed to you all known actual or possible litigation, claims or assessments; unasserted claims or assessments that our lawyer has advised us are probable of assertion and must be disclosed in accordance with GASB Codification Section C50, Claims and Judgments; or other matters, including gain or loss contingencies, whose effects should be considered when preparing the financial statements. Unasserted claims or assessments have been properly disclosed in accordance with GASB Codification Section C50.
42. We have disclosed to you the identity of all of the Village's related parties and all the related-party relationships and transactions of which we are aware.
43. We are aware of no deficiencies in internal control over financial reporting, including significant deficiencies or material weaknesses, in the design or operation of internal controls that could adversely affect the Village's ability to record, process, summarize and report financial data.
44. There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices.
45. It is our responsibility to inform you of all current and potential affiliates of the Village as defined by the "State and Local Government Client Affiliates" interpretation (ET sec. 1.224.020). Financial interests in, and other relationships with, affiliates of the Village may create threats to independence. We have:
 - a. Provided you with all information we are aware of with respect to current and potential affiliates, including degree of influence assessments and materiality assessments.
 - b. Notified you of all changes to relevant considerations that may impact our determination of the existence of current or potential affiliates involving (i) changes in the determination of the materiality of an entity to the Village's financial statements as a whole, (ii) the level of influence the Village has over an entity's financial reporting process or (iii) the level of control or influence the Village or a potential or current affiliate has over an investee that is not trivial or clearly inconsequential, sufficiently in advance of their effective dates to enable the Village and RSM US LLP to identify and eliminate potential impermissible services and relationships between RSM US LLP or its associated entities and those potential affiliates, prior to the effective dates.

- c. Made you aware, to the best of our knowledge and belief, of any nonaudit services that the Village or any of our affiliates has engaged RSM US LLP or any of its associated entities to perform.
46. We agree with the findings of the specialists in evaluating other post-employment benefit obligations (OPEB) and the pension liabilities and have adequately considered the qualifications of the specialists in determining the amounts and disclosures used in the financial statements and underlying accounting records. We did not give instructions, or cause any instructions to be given, to the specialists with respect to the values or amounts derived in an attempt to bias their work, and we are not otherwise aware of any matters that have had an impact on the independence or objectivity of the specialists.
47. We believe that the actuarial assumptions and methods used by the actuary for funding purposes and for determining accumulated plan benefits are appropriate in the circumstances. We did not give instructions, or cause any instructions to be given, to the actuary with respect to the values or amounts derived in an attempt to bias their work, and we are not otherwise aware of any matters that have had an impact on the independence or objectivity of the plan's actuary.
48. We believe that the information obtained from the audited financial statements of and other participant information provided by Florida Retirement System is appropriate in the circumstances. We did not give instructions, or cause any instructions to be given, to the plan or its auditor in an attempt to bias their work, and we are not otherwise aware of any matters that have had an impact on the independence or objectivity of the plan or its auditor.
49. During the course of your audit, you may have accumulated records containing data that should be reflected in our books and records. All such data have been so reflected. Accordingly, copies of such records in your possession are no longer needed by us.

Supplementary Information

50. With respect to supplementary information presented in relation to the basic financial statements as a whole:
- a. We acknowledge our responsibility for the presentation of such information.
 - b. We believe such information, including its form and content, is fairly presented in accordance with U.S. GAAP requirements.
 - c. The methods of measurement or presentation have not changed from those used in the prior period.
 - d. When supplementary information is not presented with the audited basic financial statements, we will make the audited basic financial statements readily available to the intended users of the supplementary information no later than the date of issuance of the supplementary information and the auditor's report thereon.
51. With respect to management's discussion and analysis, budgetary comparison information and the pension and other post-employment benefits (OPEB) related information, presented as required by U.S. GAAP to supplement the basic financial statements:
- a. We acknowledge our responsibility for the presentation of such required supplementary information.
 - b. We believe such required supplementary information is measured and presented in accordance with guidelines prescribed by U.S. GAAP.

- c. The methods of measurement or presentation have not changed from those used in the prior period.
- d. The underlying significant assumptions or interpretations regarding the measurement or presentation of such information is disclosed in the notes to the required supplementary information.

Compliance Considerations

In connection with your audit conducted in accordance with *Government Auditing Standards*, we confirm that management:

- 52. Is responsible for the preparation and fair presentation of the financial statements in accordance with the applicable financial reporting framework.
- 53. Is responsible for compliance with the laws, regulations and provisions of contracts and grant agreements applicable to the auditee.
- 54. Is not aware of any instances of identified and suspected fraud and noncompliance with provisions of laws, regulations, contracts, and grant agreements that have a material effect on the financial statements.
- 55. Is responsible for the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.
- 56. Acknowledges its responsibility for the design, implementation and maintenance of controls to prevent and detect fraud.
- 57. Has a process to track the status of audit findings and recommendations.
- 58. Has identified for the auditor previous audits, attestation engagements and other studies related to the objectives of the audit and whether related recommendations have been implemented.
- 59. Is not aware of any investigations or legal proceedings that have been initiated with respect to the period under audit.
- 60. Acknowledges its responsibilities as it relates to non-audit services performed by the auditor, including that it assumes all management responsibilities; that it oversees the services by designating an individual, preferably within senior management, who possesses suitable skill, knowledge or experience; that it evaluates the adequacy and results of the services performed; and that it accepts responsibility for the results of the services.


In connection with your examination of the Bal Harbour Village, Florida's (the Village) compliance with Section 218.415, *Florida Statutes, Local Government Investment Policies* (the Specified Requirements) during the period from October 1, 2024 to September 30, 2025, in accordance with attestation standards established by the American Institute of Certified Public Accountants, we confirm, to the best of our knowledge and belief, the following representations made to you during the course of your engagement:

- 61. We assert that, during the period from October 1, 2024 to September 30, 2025, the Village was in compliance with the Specified Requirements.
- 62. We assert that, as of September 30, 2025, the Village had effective internal control over compliance with the Specified Requirements.

63. All relevant matters are reflected in the measurement or evaluation of the compliance with the Specified Requirements.
64. There are no known matters contradicting the compliance with the Specified Requirements or our assertion nor any communication from regulatory agencies affecting the compliance with the Specified Requirements or our assertion.
65. We are responsible for the Village's compliance with the Specified Requirements, for our assertion and for establishing and maintaining effective internal control over the Village's compliance with the Specified Requirements.
66. We understand that we are responsible for the selection of the criteria against which the compliance with the Specified Requirements is being evaluated. The criteria are contained in Section 218.415, *Florida Statutes, Local Government Investment Policies*.
67. We understand that we are responsible for determining that such criteria are suitable, will be available to the intended users, and are appropriate for the purpose of your engagement.
68. We have performed an evaluation of the Village's compliance with the Specified Requirements. Based on our evaluation, the Village has complied with the Specified Requirements during the period from October 1, 2024 to September 30, 2025 based on the abovementioned criteria.
69. No events or transactions have occurred subsequent to September 30, 2025 that would have a material effect on the Village's compliance with the Specified Requirements.
70. We have made available to you all documentation related to the Village's compliance with the Specified Requirements as agreed upon in the terms of the engagement.
71. We have responded fully to all inquiries made to us by you during your engagement.
72. There has been no deficiencies in internal control relevant to your engagement of which we are aware.
73. We have no knowledge of fraud or suspected fraud affecting the Village involving:
 - a. Management.
 - b. Employees who have significant roles in internal control.
 - c. Others where fraud could have a material effect on the Village's compliance with the Specified Requirements.
74. We acknowledge our responsibility for the design and implementation of programs and controls to provide reasonable assurance that fraud is prevented and detected.
75. We have no knowledge of any allegations of fraud or suspected fraud affecting the Village received in communications from employees, former employees, analysts, regulators, or others.
76. There has been no known noncompliance with the Specified Requirements during the period from October 1, 2024 through September 30, 2025 or through the date of this letter.
77. There are no known communications from regulatory agencies, internal auditors or other practitioners concerning the Village's possible noncompliance with the Specified Requirements received by us during the period from October 1, 2024 through September 30, 2025 or through the date of this letter.

78. During the course of your engagement, you may have accumulated records containing data that should be reflected in our books and records. All such data have been so reflected. Accordingly, copies of such records in your possession are no longer needed by us.
79. We have requested an unsecured electronic copy of the examination report and agree that the examination report will not be modified in any manner.

Bal Harbour Village, Florida



Jorge Gonzalez,
Village Manager



Claudia Dixon,
Chief Financial Officer



BAL HARBOUR

- VILLAGE -

BAL HARBOUR VILLAGE, FLORIDA

655 96th STREET, BAL HARBOUR, FLORIDA 33154

ANNUAL COMPREHENSIVE FINANCIAL REPORT

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

BAL HARBOUR
- VILLAGE -

BAL HARBOUR VILLAGE, FLORIDA
ANNUAL COMPREHENSIVE FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

Prepared by the Finance Department

BAL HARBOUR
- VILLAGE -

BAL HARBOUR VILLAGE, FLORIDA

TABLE OF CONTENTS

	<u>PAGE</u>
INTRODUCTORY SECTION - UNAUDITED	
Letter of Transmittal	i-x
Village Officials	xi
Organization Chart	xii
Certificate of Achievement for Excellence in Financial Reporting	xiii
 FINANCIAL SECTION	
INDEPENDENT AUDITORS' REPORT	1-3
MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A) - UNAUDITED (Required Supplementary Information)	4-16
BASIC FINANCIAL STATEMENTS	
Government-Wide Financial Statements	
Statement of Net Position	17
Statement of Activities	18
Fund Financial Statements	
Balance Sheet - Governmental Funds	19
Statement of Revenues, Expenditures and Changes in Fund Balances - Governmental Funds	20
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	21
Statement of Net Position - Proprietary Fund	22
Statement of Revenues, Expenses and Changes in Fund Net Position - Proprietary Fund	23
Statement of Cash Flows - Proprietary Fund	24
Statement of Fiduciary Net Position - Fiduciary Funds	25
Statement of Changes in Fiduciary Net Position - Fiduciary Funds	26
Notes to Basic Financial Statements	27 - 89
 REQUIRED SUPPLEMENTARY INFORMATION (OTHER THAN MD&A) - UNAUDITED	
Budgetary Comparison Schedule - General Fund	90
Budgetary Comparison Schedule - Resort Tax Special Revenue Fund	91
Note to Budgetary Comparison Schedules	92
Schedule of Changes in the Village's Net Pension Liability and Related Ratios - General Employees' Pension Plan	93
Schedule of Changes in the Village's Net Pension Liability and Related Ratios - Police Officers' Pension Plan	94
Schedule of Changes in the Village's Net Pension Liability and Related Ratios - Excess Benefit Plan	95
Schedules of Employer Contributions -General Employees' Pension Plan	96
Schedules of Employer Contributions -Police Officers' Pension Plan	97
Schedule of Investment Returns - Fiduciary Funds	98
Schedule of changes in the Total OPEB Liabilities	99

BAL HARBOUR VILLAGE, FLORIDA

TABLE OF CONTENTS

	PAGE
REQUIRED SUPPLEMENTARY INFORMATION (OTHER THAN MD&A) - UNAUDITED (Continued)	
Schedule of Village's Proportionate Share of the Net Pension Liability - FRS Plans	100
Schedule of Contributions - FRS Plans	101
SUPPLEMENTARY INFORMATION	
COMBINING FUND FINANCIAL STATEMENTS AND SCHEDULE	
Combining Balance Sheet - Non-Major Governmental Funds	102
Combining Statement of Revenues, Expenditures and Changes in Fund Balances - Non-Major Governmental Funds	103
Budgetary Comparison Schedule - Security District Fund	104
Combining Statement of Fiduciary Net Position - Pension Plans	105
Combining Statement of Changes in Fiduciary Net Position - Pension Plans	106
STATISTICAL SECTION - UNAUDITED	
Net Position by Component	108
Changes in Net Position	109-110
Fund Balances of Governmental Funds	111
Changes in Fund Balances of Governmental Funds	112
Governmental Activities Tax Revenues by Source	113
General Governmental Revenues by Source	114
Assessed Value and Estimated Actual Value of Taxable Property	115
Principal Property Taxpayers	116
Property Tax Levies and Collections	117
Property Tax Rates - Direct and Overlapping Governments	118
Ratios of Outstanding Debt by Type	119
Ratios of Bonded Debt Outstanding	120
Direct and Overlapping Governmental Activities Debt	121
Legal Debt Margin Information	122
Pledged Revenue Coverage	123
Demographic and Economic Statistics	124
Principal Employers	125
Operating Indicators by Function/Program	126
Capital Asset Statistics by Function/Program	127
REPORTING SECTION	
Independent Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i>	128 - 129
Management Letter in Accordance with the Rules of the Auditor General of the State of Florida	130 - 132
Independent Accountants' Report on Compliance Pursuant to Section 218.415 Florida Statutes	133

INTRODUCTORY SECTION

BAL HARBOUR
- VILLAGE -

BAL HARBOUR

- V I L L A G E -

March 25, 2026

Honorable Mayor, Vice Mayor, Council Members,
and Citizens of Bal Harbour Village, Florida

We are pleased to present the Annual Comprehensive Financial Report (“ACFR”) as of and for the fiscal year ended September 30, 2025, pursuant to Florida State law. An ACFR is a set of financial statements comprising the financial report of a state, municipal, or other governmental entity that complies with accounting requirements promulgated by the Governmental Accounting Standards Boards (GASB). The financial statements were audited by a firm of independent certified public accountants retained by the Village and paid from its public funds.

This report may be accessed via the internet at <http://www.balharbourfl.gov>.

We encourage you to thoroughly review this document and we welcome the opportunity to discuss some of the important items it addresses.

While financial activities are never an end unto themselves, their recording and presentation can give the encouraged and knowing reader great insight into the operations of a community. They can highlight both strengths and weaknesses and can illustrate the issues that are, at any time, being addressed by the local government.

This report consists of management’s representations concerning the finances of the Village. Consequently, management assumes full responsibility for the completeness and reliability of all of the information presented in this report. To provide a reasonable basis for making these representations, management of the Village has established a comprehensive internal control framework that is designed both to protect Village assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the Village’s financial statements in conformity with generally accepted accounting principles (GAAP). Because the cost of internal controls should not outweigh their benefits, the Village’s comprehensive framework of internal controls has been designed to provide reasonable, rather than absolute assurance that the financial statements will be free from material misstatement. As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects.

Management’s discussion and analysis (MD&A) immediately follow the independent auditors’ report and provides a narrative introduction, overview, and analysis of the basic financial statements. The MD&A complements this letter of transmittal and should be read in conjunction with it.

Profile of Bal Harbour Village

The Village of Bal Harbour, Florida (the “Village”) is located on the northern tip of the barrier island commonly referred to as Miami Beach; it is the northern-most barrier island in a chain that extends south to Key West, Florida. A channel between the north end of Biscayne Bay and the Atlantic Ocean runs across the northern end of the Village. The main traffic corridor running through the Village is Collins Avenue, also demarked as Florida State Highway A1A.

BAL HARBOUR

- V I L L A G E -

Occupying a land area of approximately 0.6 square miles, the Village population is 3,055 and has 235 active business licenses. The Village has one business-district, which houses the Bal Harbour Shops, an upscale, open-air shopping mall which has ranked first in the U.S. for decades in productivity based on sales per square foot. The remainder of the Village is high end, single family residential, and condominium or hotel use, a balance that establishes a high quality of life for families.

The Village was incorporated in 1946, with a master plan and a vision for the future. A Resort Tax was established creating a dedicated funding source derived from hotel and food and beverage purchases within the Village. The resort tax funds are used to maintain the aesthetics of the community and promote the Village as a premier tourist destination. This additional tax contributes to the ability of the Village to maintain one of the lowest property tax rates and overall tax efforts among South Florida municipalities. This community has spent considerable sums maintaining the unique character of the Village. Our municipal boundaries are compactly defined and give the Village a true sense of place. The cachet that comes from being associated with the Village of Bal Harbour adds a premium to property tax values and the Village's relaunched marketing and renewed branding efforts are thought to pay dividends not only to commercial property owners, but also to residential property owners who enjoy a higher value for their property, and pay a lower tax rate than they would absent a resort tax.

Few changes have been made since the original planned development of the Village, however since 2012, redevelopment of existing oceanfront properties commenced and is underway. Redevelopment of the Bal Harbour Shops, approved in FY 2017, will add an additional 350,000 square feet of retail space, with a negotiated development agreement that calls for the development of a new waterfront park which was completed early FY 2025 with partial developer funding, conveyance of property to the Village in FY 2022, and construction of a new Village Hall funded by the developer. This will add value to the Village's tax roll, new businesses to the community, an engaging waterfront venue, and a new Village Hall as the center of community life. In addition, the development agreement also includes revenue streams from leased property and parking surcharges. Receipt of revenue from leased property began in FY 2020; and receipt of revenue for parking surcharges began towards the latter part of FY 2022.

Additional capital improvements on the horizon include the Governmental reconstruction of the Harbour Front Park - Jetty-Cutwalk; the new Village Hall and the continued rehabilitation of the Village Utility Infrastructure. The capital improvements collectively enhance the favorable international image of the Village, and adds to the amenities offered to, and enjoyed by our residents and guests.

This financial report summarizes our current financial condition. It helps us to understand where we can go and what we can do in the future. Planning is the most important tool available to us, and the Village's planning efforts include the allocation of financial resources, to sustain the Village into the future. Our ability to tax is limited. The opportunities provided to municipalities under Florida law are limited, so we must work within the framework we are provided. For the Village to succeed, we must continue to build and maintain value in what we have, in order to enhance services to our residents in a fiscally conservative manner and maximize our existing resources through thoughtful planning and allocation.

BAL HARBOUR

- V I L L A G E -

Government Structure and Services Provided

The Village exists as a Council-Manager form of municipal government. Under Florida law, Bal Harbour is considered a municipal corporation. The Village is governed by a Council of five (5) qualified persons, each of whom must be a registered voter residing within the limits of the Village for a period of at least one year immediately prior to their qualification. The Charter allows, and the Village Council has enacted, legislation requiring the creation of five (5) districts of nearly equal area and population. To qualify as a candidate for election, the person must reside within the district that he or she proposes to represent on the Council. Village registered voters elect each of the five Council Members without regard to districts. The Council elects one of its members as Mayor. The Mayor presides at the meetings of the Council. The Council also elects one of its members as a Vice Mayor who acts as Mayor during the absences or disability of the Mayor. The Council appoints the Village Manager and the Village Clerk. The Village Manager appoints Department Directors and administers the government of the Village. The Department Directors have the primary responsibility to hire and fire employees, however, the final decision ultimately rests with the Village Manager. The Village is organized into various Departments as shown in the organization chart on page xii.

Village Manager's Office. This Office is responsible for leadership and the overall management of the Village. Any policy that the Village Council wishes to implement becomes the responsibility of this Office. The Village Clerk reports to the Village Manager.

Finance Department. This Department is responsible for Financial and Budget Administration, Business and Tourism Taxes, Payroll, and Water & Sewer Utility Administration and Customer Service.

Building Department. This Department is responsible for Planning, Zoning, Land Use activities, Building Permits and Inspections.

Police Department. This Department is responsible for all aspects of Public Safety services, inclusive of Code Enforcement.

Public Works and Beautification Department. This Department combines the Public Works, Greenspace Management and compliance, Water & Sewer Utility Operations and capital management activities and is responsible for the Village's facilities and infrastructure maintenance, beach maintenance, solid waste and recycling and landscaping efforts.

Recreation, Arts & Culture Department. This Department is created to centralize recreation, arts & culture activities and services previously offered in other departments and expand upon them to meet the growing needs of the Village.

Tourism Department. This Department is responsible for the marketing and branding efforts of the Village and is the liaison for the Resort Tax Board.

Capital Construction Department. This Department is responsible for capital improvement (except the Utility Master Plan) administration of consulting services and construction contracts for the development of new construction projects, improvement of existing Village owned facilities as well as interdepartmental capital improvements.

BAL HARBOUR

- V I L L A G E -

The departments provide residents and businesses with the full range of municipal services contemplated by state law or local charter. Services include police, culture, recreation, licensing and permitting, general administration and finance, water and sewer utilities, public works and maintenance, solid waste disposal and recycling, and code enforcement.

Accounting Controls and Budgetary Process

Management of the Village is responsible for establishing and maintaining an internal control structure designed to ensure that the assets of the Village are protected from loss, theft or misuse and to ensure that adequate accounting data is compiled to allow for the preparation of the financial statements in conformity with accounting principles generally accepted in the United States of America. The internal control structure is designed to provide reasonable, but not absolute assurance that these objectives are met. The concept of reasonable assurance recognizes that (1) the cost of a control should not exceed the benefits likely to be derived; and (2) the valuation of costs and benefits requires estimates and judgments by management. Village internal controls include enhanced banking controls, proper segregation of duties between accounts payable, receivables and cash receipt processing, the timely reconciliation of banking and other activities, a Council approved process for management approval of any utility billing adjustments, and proper procedures to maintain an accurate listing of capital assets within an upgraded financial management system.

The annual budget serves as the foundation for the Village's financial planning and control. Departmental allocations are based on long range planning efforts in support of the Village's five key goals, capital and master planning efforts such as the Utility Master Plan. Village departments submit requests for appropriation to the Chief Financial Officer, these are incorporated with fixed annual inflationary costs to produce the preliminary base budget, prior to the presentation and setting of the preliminary millage by the Village Council in July of each year. The base budget is developed in collaboration with directors, these requests are used to assist the Village Manager in developing a Proposed Budget which depending on current year resources and resource allocation priorities, may include enhancements to current service levels or capital allocations. The Council is required to hold two public hearings on the Proposed Budget and to enact an Approved Budget as prescribed by the State of Florida mandated process by the new fiscal year in October.

The Village maintains budgetary controls for all of its funds except fiduciary funds. The objective of these controls is to ensure compliance with legal provisions embodied in the annual budget adopted by the Village Council. Activities of the various funds are included in the annual budget. The legal level of control (such as, the level at which actual expenditures and transfers out cannot legally exceed the "budget" appropriations) is maintained at the department or fund level. The Village does not maintain an encumbrance accounting system. All unspent appropriations related to Capital Projects and Grants are generally re-appropriated as part of the following year's budget. Budget to actual comparisons demonstrate how the actual expenditures compare to both the original and final revised budgets.

As demonstrated by the statements and schedules included in the financial section of this report, the Village continues to meet its responsibility for sound financial management.

BAL HARBOUR

- VILLAGE -

The Bal Harbour Experience

At the Village Council retreat in February 2025, the Council reaffirmed its commitment to our vision first established in 2019. Our vision for Bal Harbour Village is that we will be the safest residential community, with a beautiful environment and unparalleled destinations and amenities, providing uniqueness and elegance to ensure the highest quality of life for our residents, and with an unmatched experience for our visitors from around the world. This vision helps achieve our mission of delivering the Bal Harbour Experience - that distinctive feeling one experiences when living in or visiting our unique, elegant, curated and refined community.

The four elements which denote the essence of the Bal Harbour Experience are reflected as follows:



Beautiful Environment - Fusing casual elegance with tranquil coastal living presented through the lens of secluded beaches, lush landscaping, serene public spaces, well-detailed sidewalks and rights of way, and jogging paths incorporated into the native environment. These signature amenities reflect the standards the community expects and sets the tone which one recognizes upon arriving in Bal Harbour, and longs to return to once gone.

Destination & Amenities - Elevated experiences and unhurried bliss are the distinctive hallmarks of our Village delivered through exquisite luxury hotels, inspiring culinary selections, and celebrated high-end shopping. A waterfront park, iconic Jetty, and our beautiful beaches add to the lure of our breathtaking setting.

Unique & Elegant - Residents and guests balance sun and sea drenched escapes with our curated events designed for discerning connoisseurs of all ages. Creative public art features, our acclaimed Museum Access Program featuring curated tours, culinary events, movies under the stars, and excursions to limited engagement events set our enclave apart in delivering a tranquil and refined lifestyle.

BAL HARBOUR

- V I L L A G E -

Safety - Anchored by our focus on a Community Policing model, where our officers are staffed, trained and motivated to provide excellent service and safety to our residents and guests in a pleasant, engaging, and friendly manner. The visible presence of our officers, investment in state-of-the-art technology and incorporation of innovative policing strategies ensure that our community remains safe at all times, as well as a recognized leader and model in public safety.

Together, these elements define what makes our community so unique, distinctive, and such a desirable place to live, work, visit, and play in. Each of the four elements that contribute to the Bal Harbour Experience are primarily supported by a Village Department as follows:

- Beautiful Environment led by the Public Works and Beautification Department and supported by the Capital Improvement Projects.
- Destination & Amenities led by the Tourism Department and supported by the Recreation, Arts & Culture Department.
- Unique & Elegant led by the Recreation, Arts & Culture Department and supported by the Tourism Department.
- Safety led by the Police and Building Departments who each contribute to the promise of safety in our community.

Furthermore, these elements and the Vision for our Village rest on a foundation based on:

- Developing and maintaining well designed and modernized public facilities and infrastructure;
- Implementing smart policies and strategic solutions to address the challenges of today and to ensure that we remain a resilient and sustainable community able to protect our future; and
- Ensuring that both the perception and reality of safety in our community remains uncompromised.

Financial Policies and Planning

At our annual Village Council retreat, we review our priorities to ensure they remain relevant. This year's discussion reaffirmed the same order of importance established in prior years.

Our priority areas continue to be: (1) Safety, (2) A Beautiful Environment, (3) Modernized Public Facilities and Infrastructure, (4) A Resilient and Sustainable Community, (5) Destination and Amenities, and (6) A Unique and Elegant Character.

These priorities guide our work and funding decisions each year. Alongside ongoing administrative improvements, we focus on initiatives most important to the Village Council and residents while maintaining fiscal discipline in line with revenue trends.

In recent years, the Village has pursued an ambitious capital improvement program supported by a policy of budgeting \$300,000 annually for capital projects and allocating year-end surpluses proportionately between the undesignated fund balance and an assigned capital projects reserve. This approach helps maintain a "rainy day" fund while ensuring resources are available for future capital needs.

BAL HARBOUR

- V I L L A G E -

As a seaside, tourism-based community, Bal Harbour Village must remain financially prepared for fluctuations in the tourism economy as well as potential hurricanes and severe weather events.

To ensure the availability of funding for future capital needs, the Village has implemented:

- A policy to allocate fifty percent of excess revenue over expenditure at the close of each fiscal year to assigned fund balance for a Capital Projects Reserve;
- A policy to budget funds for future pay-as-you-go capital projects on an annual basis;
- Continued the identification of alternative funding sources toward the completion of prioritized capital projects, and allocate Village funding in support of these initiatives; and
- Competitive design and solicitation processes for the development of capital projects.

CIP accomplishments and initiatives for Fiscal Year 2025 are outlined below:

- Harbour Front Park - Jetty-Cutwalk Project - This project will reconstruct the existing Jetty, including the area under the Haulover Bridge, to enhance it as an attractive public space, with design concepts developed through community involvement. The project is underway and the construction is expected to be awarded and begin in the latter part of Calendar Year 2026. The total projected cost is \$31.7 million, with \$30.4 million funded through developer contributions, grant revenues, and resort tax funds.
- New Village Hall Project - The New Village Hall Project involves designing and constructing a new facility that will centralize operations for several departments currently located in decentralized offices. The programming and concept design phase was completed in February 2026. Construction is expected to be awarded by the end of FYE 2027, with completion anticipated by Summer 2030. The total estimated project cost is \$34.5 million, funded in part by \$26.2 million from developer contributions and other external funds.
- Utility Master Plan (including Stormwater) - Rehabilitation of the Village infrastructure to include identified replacement of the Water, Sanitary Sewer and Stormwater systems, with remedial paving in affected areas. This is a multiphase project. The UIIP Phase 7 Stormwater Station upgrades and adjacent system upgrades Project was awarded and began construction towards the latter part of FYE 2025. The total projected cost committed to date is estimated to be \$49.5 million, of which \$24.4 million will be funded through debt financing, grants revenues, and special assessment funding from the Security and Landscape area. Various phases of the overall project are yet to be funded. We continue to seek additional outside funding for this project.
- Various machinery and equipment- Includes costs for vehicles and equipment.

Looking forward, major new capital initiatives to commence or continue in fiscal year 2026 include wrap-up of Phase A of the new Waterfront Park, construction award of the Harbour Front Park - Jetty-Cutwalk project, continued implementation of the Utility Master Plan, and planning efforts toward the New Village Hall. All told, the identified anticipated cost of these capital improvements total \$161.0 million, with funding identified for all but \$28.6 million of

BAL HARBOUR

- V I L L A G E -

future improvements, as summarized below. \$80.2 of the total project costs have been/or will be funded by debt, grants and developer contributions.

FY 2026-2030 Capital Budget and 5-Year Capital Improvement Program

	Budget							
	Previous Years	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	Future Years	Total
FUNDING SOURCE								
General Fund:								
Miami-Dade General Obligation Bond Fund	\$ 8,063,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,063,000
Developer Contributions - Bal Harbour Shops (PPS)	3,500,000	-	-	-	-	-	-	3,500,000
Developer Contributions - Bal Harbour Shops (Village Ha	21,423,318	-	-	-	-	-	-	21,423,318
Developer Contributions - Bal Harbour Shops (Other)	2,000,000	-	-	500,000	-	-	-	2,500,000
Developer Contributions - Other	3,100,000	-	1,000,000	-	-	-	-	4,100,000
Developer Contributions - Interest Earnings	1,700,000	-	-	-	-	-	-	1,700,000
Suntrust/Truist Rent	3,087,171	744,170	755,333	766,662	778,162	778,161	-	6,909,659
Interlocal Contribution - Other	-	-	-	-	-	-	-	-
Grants	10,103,707	3,655,125	3,500,000	-	-	-	-	17,258,832
Budget Allocation	969,340	-	-	-	-	-	-	969,340
Appropriation of Fund Balance/Carryover	19,643,594	1,205,386	-	8,332,355	-	-	-	29,181,335
Village 2011 Bond Escrow Funds	368,933	-	-	-	-	-	-	368,933
Total General Fund	73,959,063	5,604,681	5,255,333	9,599,017	778,162	778,161	-	95,974,417
Resort Tax Fund:								
Appropriation of Fund Balance/Carryover	4,250,000	1,500,000	1,500,000	-	-	-	-	7,250,000
Total Resort Tax Fund	4,250,000	1,500,000	1,500,000	-	-	-	-	7,250,000
Utility Fund:								
Miami-Dade General Obligation Bond Funds	6,500,000	-	-	-	-	-	-	6,500,000
Developer Contributions - Oceana	950,000	-	-	-	-	-	-	950,000
Budget Allocation	2,221,800	-	-	-	-	-	-	2,221,800
Appropriation of Fund Balance/Carryover	4,825,660	1,724,180	-	-	-	-	-	6,549,840
Village 2011 Bond Escrow Funds	3,221,300	-	-	-	-	-	-	3,221,300
Village 2020 Utility Revenue Note	8,438,108	-	-	-	-	-	-	8,438,108
TBD - (Grants, Debt Issuance, etc.)	-	-	-	-	-	-	10,546,200	10,546,200
Total Utility Fund	26,156,868	1,724,180	-	-	-	-	10,546,200	38,427,248
Security and Landscape Assessment Fund:								
Appropriation of Fund Balance/Carryover	1,302,000	-	-	-	-	-	-	1,302,000
Total Security and Landscape Assessment Fund	1,302,000	-	-	-	-	-	-	1,302,000
TBD	300,000	(300,000)	-	-	6,050,000	-	12,000,000	18,050,000
TOTAL FUNDING SOURCE	\$ 105,967,931	\$ 8,528,861	\$ 6,755,333	\$ 9,599,017	\$ 6,828,162	\$ 778,161	\$ 22,546,200	\$ 161,003,665
EXPENDITURE BY PROJECT								
Parks and Public Spaces Operations Facility	\$ 3,164,704	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,164,704
Waterfront Park (Phase A)	22,529,092	-	-	-	-	-	-	22,529,092
Harbourfront Park - Jetty/Cutwalk	19,614,489	6,060,511	6,000,000	-	-	-	-	31,675,000
New Village Hall	6,500,000	1,251,000	13,300,000	12,670,838	778,162	-	-	34,500,000
Waterfront Park (Phase B)	50,000	-	-	-	6,050,000	-	-	6,100,000
96th Street Plaza	200,000	-	-	-	-	-	TBD	200,000
Collins Avenue Beautification	50,000	-	-	-	-	-	12,000,000	12,050,000
BeachSide Landscape	50,000	-	-	-	-	-	TBD	50,000
Utility Infrastructure - Sewer, Water and Stormwater Improve	37,186,328	1,724,180	-	TBD	TBD	TBD	10,546,200	49,456,708
TBD:								
Use of Suntrust/Truist Funds	-	-	-	-	-	778,161	-	778,161
Use of Shop Funds	-	-	-	500,000	-	-	-	500,000
TOTAL EXPENDITURE	\$ 89,344,613	\$ 9,035,691	\$ 19,300,000	\$ 13,170,838	\$ 6,828,162	\$ 778,161	\$ 22,546,200	\$ 161,003,665

BAL HARBOUR

- V I L L A G E -

Enterprise Operations

Water and Wastewater services within the Village are provided as an enterprise operation, services are funded as payments for measurable water and wastewater services are consumed. Rates established as charges for services should sustain its operations and satisfy any related debt and funds costs associated with the Utility Master Plan. For the Village utility operations, water is purchased at a wholesale rate from the Miami-Dade County Water and Sewer Department (WASD), and the Village of Miami Beach applies a wholesale rate for Wastewater or sewer services which travels through their system for treatment at the Miami-Dade WASD Virginia Key plant. Wholesale water service is paid directly to Miami-Dade WASD, and wholesale sewer services are paid directly to the City of Miami Beach by the Village, for this reason their rates directly affect the rates the Village charges to our customers.

Risk Management

The goal of risk management is to qualify and quantify exposures that can weigh upon the Village's assets and to affect necessary action to eliminate and reduce losses within the Village. The Village is exposed to various risks of loss related to torts: theft of, damage to and destruction of assets; errors and omissions; injuries to employees; and natural disasters. Coverage is provided for general and auto liability, workers' compensation, excess liability, and health insurance through commercial insurance. Proper management and internal controls serve to minimize this risk.

Reporting Entity

The activities included in our report are those over which the Village has the ultimate financial accountability, accompanied by the reporting information for the Village's General Employees' and Police Officers' Pension Plans. Activities for which the Village, as a "primary" government, is ultimately financially accountable have been presented within this report. No activity has been excluded, which would cause our financial statements to be misleading or incomplete. Certain activities are not included in this report because they do not meet the necessary criteria. For example, in Florida, school boards are independently elected and financially accountable for their finances. As such, the school board would present separate financial statements.

Acknowledgements and Other Information

Independent Audit

State statutes require an annual audit by independent certified public accountants. Through the statutorily required competitive process, the Village selected the accounting firm, RSM US LLP, to conduct its annual audit. Auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* were used by the auditors in conducting the audit. The auditors' report on the basic financial statements is included in the financial section of this report. The auditors' report on internal controls and compliance with applicable laws and regulations is included in a separate section.

BAL HARBOUR

- VILLAGE -

Reporting Achievement

The Government Finance Officers Association (GFOA) of the United States and Canada awarded a Certificate of Achievement for Excellence in Financial Reporting to the Village, for its ACFR for the fiscal year ended September 30, 2024. The Certificate of Achievement is the highest form of recognition in the area of governmental accounting and financial reporting. The attainment of this award represents a significant accomplishment by a government and its financial management team. This is the eleventh consecutive year that the Village has achieved this prestigious award.

In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized ACFR. This report must satisfy both the generally accepted accounting principles and applicable legal requirements. A Certificate of Achievement is valid for a period of one year only. We believe that our current ACFR continues to meet the Certificate of Achievement Program's requirements, and we are submitting it to the GFOA to determine its eligibility for another certificate.

Acknowledgements

The preparation of this report would not have been possible without the skill, effort and dedication of the entire staff of the Finance Department and the accounting firm, RSM US LLP. We wish to thank all the Village Departments for their assistance in providing the information necessary to prepare this report. Credit also must be given to the Mayor and Council members for their continued support for maintaining the highest standards of professionalism in the management of the Village, and to their appointees serving on the Village's Budget Advisory Committee and providing their guidance throughout the annual budget development process.

Respectfully Submitted



Claudia Dixon, CPA
Chief Financial Officer



Jorge M. Gonzalez
Village Manager

BAL HARBOUR

- V I L L A G E -

VILLAGE OFFICIALS

MAYOR

Seth E. Salver

VICE MAYOR

David Wolf

COUNCIL MEMBERS

Jeffrey P. Freimark
Alejandro Levy
Buzzy Sklar

VILLAGE MANAGER

Jorge M. Gonzalez

VILLAGE CLERK

Dwight S. Danie

VILLAGE ATTORNEY

Weiss Serota Helfman Cole &
Bierman

CHIEF FINANCIAL OFFICER

Claudia Dixon

CONTROLLER

Tom Pham

BUDGET COMMITTEE

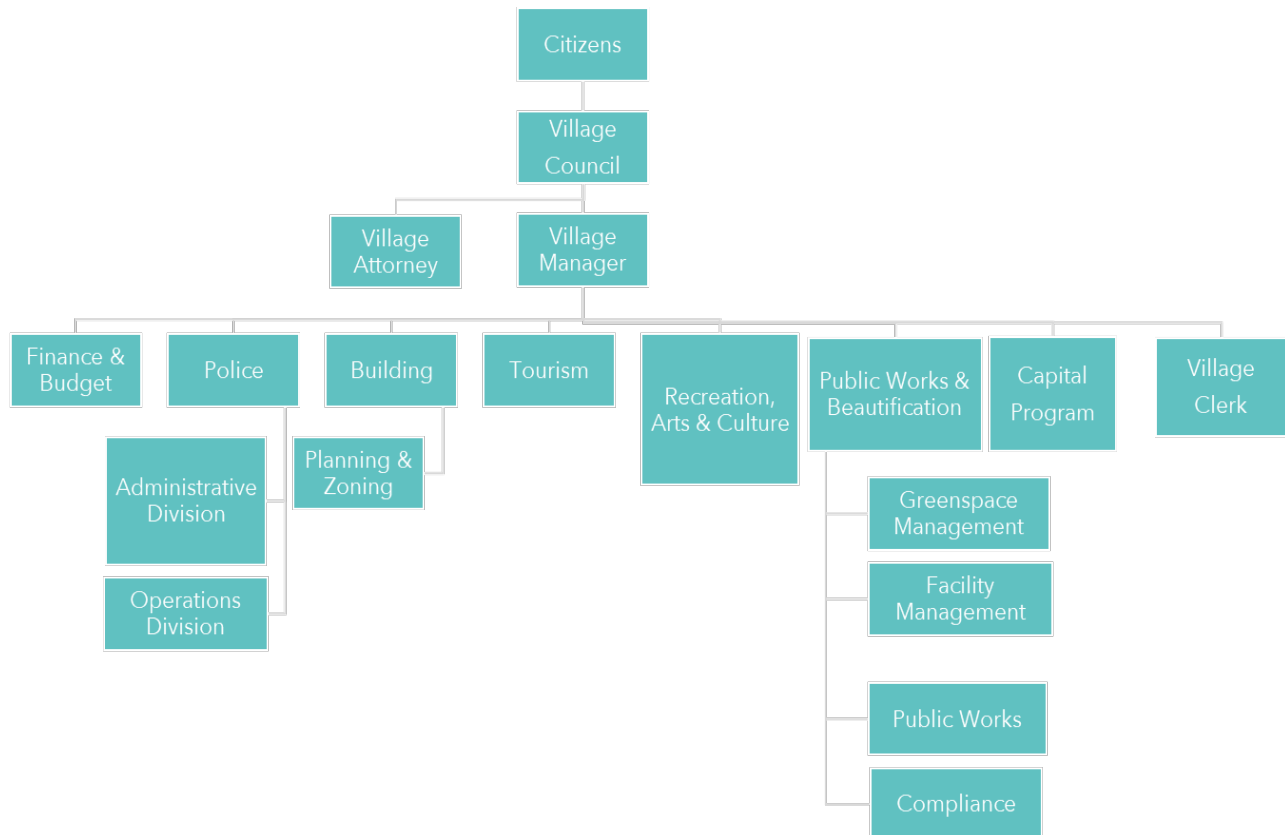
Raj Singh, Chair
Johnathan Kader
Ed Ilyadzhyanov
Neca Logan
Andrew Shechtel

BAL HARBOUR
- VILLAGE -

BAL HARBOUR

- VILLAGE -

Bal Harbour Village Organization Chart



BAL HARBOUR
- VILLAGE -



Government Finance Officers Association

Certificate of
Achievement
for Excellence
in Financial
Reporting

Presented to

**Village of Bal Harbour
Florida**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

September 30, 2024

Christopher P. Morill

Executive Director/CEO

BAL HARBOUR
- VILLAGE -

FINANCIAL SECTION

BAL HARBOUR
- VILLAGE -

INDEPENDENT AUDITORS' REPORT

BAL HARBOUR
- VILLAGE -



RSM US LLP

Independent Auditor's Report

Honorable Mayor and Members of the Village Council
Bal Harbour Village, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Bal Harbour Village, Florida (the Village), as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the Village's basic financial statements as listed in the table of contents.

In our opinion, based on our audit and the report of the other auditors, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Village, as of September 30, 2025, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

We did not audit the financial statements of the Bal Harbour Village Police Officers' Pension Plan, which represent 54%, 54%, and 43%, respectively, of the assets, net position/fund balances, and revenues of the aggregate remaining fund information as of September 30, 2025. Those statements were audited by other auditors whose report has been furnished to us, and our opinion, insofar as it relates to the amounts included for the Bal Harbour Village Police Officers' Pension Plan, is based solely on the report of the other auditors.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Village and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Village's ability to continue as a going concern for 12 months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Village's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Village's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, budgetary comparison information and other post-employment benefits and pension related schedules, as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We and other auditors have applied certain limited procedures to the required supplementary information in accordance with GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Village's basic financial statements. The accompanying combining and individual fund financial statements and schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with GAAS. In our opinion, the combining and individual fund financial statements and schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual comprehensive financial report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated March 25, 2026, on our consideration of the Village's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Village's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Village's internal control over financial reporting and compliance.

RSM US LLP

Fort Lauderdale, Florida
March 25, 2026

BAL HARBOUR
- VILLAGE -

MANAGEMENT DISCUSSION AND ANALYSIS
MD&A - UNAUDITED

BAL HARBOUR
- VILLAGE -

MANAGEMENT'S DISCUSSION AND ANALYSIS - UNAUDITED

The following narrative provides an overview of Bal Harbour Village, Florida, (the "Village") financial activities for the fiscal year ended September 30, 2025. This narrative should be read in conjunction with the letter of transmittal at the front of this report and the financial statements and accompanying notes which follow this section. Additional information is provided within this narrative and the accompanying required supplementary information and statistical sections of the financial statements.

Financial Highlights for Fiscal Year 2025

- At fiscal year-end, the Village's total assets and deferred outflows exceeded liabilities and deferred inflows by \$203.7 million (net position), an 8.8% increase from the prior year, reflecting continued financial growth. Unrestricted net position totaled \$63.3K million, up 24.0% from FY 2024, providing greater financial flexibility to meet ongoing obligations to residents and creditors. This includes \$58.8 million in governmental activities and \$4.5 million in business-type activities.
- At fiscal year-end, total assets increased to \$229.3 million (up 7.2%), while total liabilities declined to \$24.4 million (down 21.8%), strengthening the Village's overall financial position and reducing long-term financial obligations. Deferred pension, post-employment, and lease-related items resulted in a net deferred inflow of \$1.2 million.
- At fiscal year-end, the Village reported \$170.9 million in net position for governmental activities and \$32.8 million for business-type activities (Water & Sewer Fund), for a combined increase of \$16.5 million over FY 2024. The growth was primarily driven by higher cash and investments (\$14.5 million), increased capital assets (\$3.1 million), and reduced liabilities (\$6.8 million), strengthening the Village's overall financial stability and capacity to support future services and infrastructure.
- At year end, the change in net position of governmental activities totals \$15.7 million, the change is comprised of an increase of \$16.0 million in cash and cash equivalents & investments, an increase of \$1.1 million in capital assets, a net decrease of \$5.6 million in lease and pension related deferred outflows net of inflows; offset by a decrease of \$7.0 million in net pension liability and other post-employment benefit liabilities.
- At fiscal year-end, the Village's governmental funds reported a combined fund balance of \$88.4 million, an increase of \$14.0 million from the prior year, strengthening financial reserves. Of this amount, \$13.4 million is committed for the future Village Hall capital project, while \$25.5 million remains unassigned, representing 28.8% of total governmental fund balance and 36.4% of the General Fund, providing the Village with strong financial flexibility to address future priorities and unforeseen needs.
- At the close of the fiscal year, governmental fund revenue increased by \$7.2 million to \$43.6 million. The increase is the result of an additional \$2.3 million in ad valorem tax revenue; \$3.8 million in additional developer contributions; an additional \$1.5 million in licenses and permit revenue; offset by a net decrease in other revenues of \$0.5K million.
- At the close of the fiscal year, ending net position for the water and sewer proprietary fund is \$32.8 million, reflecting a change in net position over 2024 of \$0.8 million. Unrestricted net position for the fund is \$4.5 million or 13.7% of total net position,

which may be used to meet the Village's ongoing utility obligations to citizens and creditors.

- At the close of the fiscal year, ending net position for the Village's two Fiduciary Funds is \$68.2 million, an increase of \$6.6 million in comparison to fiscal year 2024. The increase is driven by an overall increase in the fair value of investments for fiduciary funds.

The Annual Comprehensive Financial Report (ACFR) consists of six parts - introductory section, management's discussion and analysis (this section), the basic financial statements, required supplementary information, combining statements for non-major governmental funds and statistical section.

Management's Discussion and Analysis (MD&A) is designed to: (a) assist the reader in focusing on significant financial issues, (b) provide an overview of the Village's financial activity, (c) identify changes in the Village's financial position (its ability to address the next and subsequent year challenges), (d) identify any material deviations from the financial plan (the approved budget), and (e) identify individual fund issues or concerns.

Since the MD&A is designed to focus on the current year's activities resulting changes and currently known facts, please read it in conjunction with the Village's financial statements (*beginning on page 4*).

Overview of the Financial Statements

The financial statements focus is on both the Village as a whole (government-wide) and on the major individual funds. Both perspectives (government-wide and major fund) allow the user to address relevant questions, broaden a basis for comparison (year-to-year or government-to-government) and enhance the Village's accountability.

Government-wide Financial Statements

The government-wide financial statements (*see pages 17 and 18*) are designed to be corporate-like in that all governmental and business-type activities are consolidated into columns that add up to a total for the primary government. The focus of the Statement of Net Position (the "Unrestricted Net Position") is designed to be similar to bottom line results for the Village and its governmental and business-type activities. The two government-wide financial statements report the Village's net position and how they have changed. Net position-the difference between the Village's assets and deferred outflows and the Village's liabilities and deferred inflows-is one way to measure the Village's financial health and position.

The statement of activities (*see page 18*) is focused on both the gross and net cost of various activities (including governmental, component units and business-type) that are supported by the government's general tax and other revenues. This is intended to summarize and simplify the user's analysis of the cost of various governmental services and/or subsidies to various business-type activities and/or components.

The government activities reflect the Village's basic services, including general government, police, solid waste, roads and streets, recreation, arts & culture, and tourism. Property taxes, franchise and utility taxes, intergovernmental revenue, special assessments, and tourism revenue finance the majority of these services. The business-type activities

reflect private sector type operations (Water and Sewer) where the fees for service typically cover all or most of the cost of operation, including depreciation.

Fund Financial Statements

The Fund Financial Statement presentation focuses on major funds. The Government's major fund (see pages 19 to 20) presentation is presented on a sources and uses of liquid resource basis. This is the manner in which the financial plan (the budget) is typically developed. The flow and availability of liquid resources is a clear and appropriate focus of any analysis of a government. Funds are established for various purposes and the fund financial statements allow the demonstration of sources and uses and/or budgeting compliance associated therewith (beginning on page 102).

The fund financial statements also allow the government to address its fiduciary (or trust) funds (see pages 25 to 26) by type (employee retirement funds and custodial funds). While these funds represent trust or custodial responsibilities of the government, these assets are restricted in purpose and do not represent discretionary assets of the government. Therefore, these assets are not presented as part of the government-wide financial statements and are not considered generally available to the Village to use for any other purpose.

While the business-type activity - Enterprise column on the business-type fund financial statements (see pages 22 to 24) is the same as the business-type activities column on the government-wide financial statement, the government major funds total (page 21) column requires a reconciliation because of the different measurement focus (current financial resources versus total economic resources) which is reflected on the page following each statement (see pages 19 and 20). The flow of current financial resources will reflect interfund transfers and other financial sources, as well as capital expenditures. The reconciliation will eliminate these transactions and incorporate the capital asset and long-term obligations into the government activities column (in the government-wide statements).

GOVERNMENT WIDE STATEMENTS

The government-wide financial statements were designed so that the user can determine if the Village is in a better or worse financial condition from the prior year. Net position may serve, over time, as a useful indicator of the government's financial position. In the case of the Village, assets and deferred outflows exceeded its liabilities and deferred inflows on September 30, 2025 by \$203.7 million.

Summary Statement of Net Position

The following table reflects the comparative condensed Statement of Net Position (*in thousands*):

	<u>Governmental</u>		<u>Business-type</u>		<u>Total</u>		<u>Dollar</u> <u>Change</u>	<u>Percent</u> <u>Change</u>
	<u>Activities</u> <u>2025</u>	<u>2024</u>	<u>Activities</u> <u>2025</u>	<u>2024</u>	<u>2025</u>	<u>2024</u>		
Current and other assets	\$ 94,722	\$ 80,807	\$ 5,545	\$ 7,166	\$ 100,267	\$ 87,973	\$ 12,294	14.0%
Capital assets	93,779	92,636	35,262	33,258	129,041	125,894	3,147	2.5%
Total assets	188,501	173,443	40,807	40,424	229,308	213,867	15,441	7.2%
Deferred Outflows of Resources	5,225	6,962	142	188	5,367	7,150	(1,783)	-24.9%
Current and other liabilities	3,215	2,101	1,606	733	4,821	2,834	1,987	70.1%
Non-current liabilities	13,158	20,502	6,416	7,842	19,574	28,344	(8,770)	-30.9%
Total liabilities	16,373	22,603	8,022	8,575	24,395	31,178	(6,783)	-21.8%
Deferred Inflows of Resources	6,428	2,608	119	-	6,547	2,608	3,939	151.0%
Net investment in capital assets	93,008	92,208	28,329	25,925	121,337	118,133	3,204	2.7%
Restricted	19,102	18,036	-	-	19,102	18,036	1,066	5.9%
Unrestricted	58,815	44,950	4,479	6,112	63,294	51,062	12,232	24.0%
Total net position	\$ 170,925	\$ 155,194	\$ 32,808	\$ 32,037	\$ 203,733	\$ 187,231	\$ 16,502	8.8%

As summarized above, the Village's statement of net position reflects an overall increase of \$16.5 million, consisting of a \$1.0 million increase in restricted net position primarily from excess revenues over expenditures in the Resort Tax and Security District Funds, and a \$3.2 million increase in net investment in capital assets largely attributable to spending on the Utility Master Plan Project and the new Waterfront Park Construction Project.

A large portion of the Village's net position reflects its investment in capital assets (e.g., land, building, and equipment) at \$121.3 million. Net investment in capital assets is the portion of net position related to capital assets reduced by accumulated depreciation and by any outstanding debt incurred to acquire, construct, or improve those assets, excluding unexpended debt proceeds. The Village uses these capital assets to provide service to the citizens; consequently, these assets are not available for future spending.

An additional portion of the Village's net position represents resources that are subject to external restrictions on how they may be used (restricted assets) amounting to \$19.1 million; for the Village these include Capital Projects funded by developer contributions, Tourism, Security District, and State Forfeiture funds.

The Unrestricted balance is intended to be a corporate style measurement of well-being (or a bottom line) for the Village and its related governmental and business-type activities. The unrestricted net position for the Village is \$63.3 million, with \$58.8 million for governmental activities and \$4.5 million for business-type activities. This is due to the results of current year operations.

The statement of net position ending for the Village in fiscal year 2025 is \$203.7 million.

CURRENT YEAR IMPACTS

Statement of Activities

The following schedule presents the comparative condensed Statement of Activities (in thousands):

	Governmental Activities		Business-type Activities		Total		Dollar Change	Percent Change
	2025	2024	2025	2024	2025	2024		
Revenues:								
Program revenues:								
Charges for services	\$ 16,198	\$ 14,913	\$ 5,432	\$ 5,527	\$ 21,630	\$ 20,440	\$ 1,190	5.8%
Operating grants and contributions	153	170	-	-	153	170	(17)	-10.0%
Capital grants and contributions	1,203	1,011	-	-	1,203	1,011	192	19.0%
General revenue:								
Taxes	16,569	14,227	-	-	16,569	14,227	2,342	16.5%
Other	9,460	6,030	240	395	9,700	6,425	3,275	51.0%
Total revenues	<u>43,583</u>	<u>36,351</u>	<u>5,672</u>	<u>5,922</u>	<u>49,255</u>	<u>42,273</u>	<u>6,982</u>	<u>16.5%</u>
Expenses:								
General government	11,758	8,280	-	-	11,758	8,280	3,478	42.0%
Public safety	6,848	9,547	-	-	6,848	9,547	(2,699)	-28.3%
Public works, solid waste and beautification	4,459	4,188	-	-	4,459	4,188	271	6.5%
Tourism	1,918	2,033	-	-	1,918	2,033	(115)	-5.7%
Recreation, arts and culture	2,868	2,427	-	-	2,868	2,427	441	18.2%
Interest on long-term debt	1	3	-	-	1	3	(2)	-66.7%
Water and sewer	-	-	4,901	4,638	4,901	4,638	263	5.7%
Total expenses	<u>27,852</u>	<u>26,478</u>	<u>4,901</u>	<u>4,638</u>	<u>32,753</u>	<u>31,116</u>	<u>1,637</u>	<u>5.3%</u>
Changes in net position	15,731	9,873	771	1,284	16,502	11,157	5,345	47.9%
Net position - beginning	155,194	145,321	32,037	30,753	187,231	176,074	11,157	6.3%
Net position - ending	<u>\$ 170,925</u>	<u>\$ 155,194</u>	<u>\$ 32,808</u>	<u>\$ 32,037</u>	<u>\$ 203,733</u>	<u>\$ 187,231</u>	<u>\$ 16,502</u>	<u>8.8%</u>

The statement of activities as presented in comparative fashion, more closely resembles the manner in which revenue and expenses are programmed for budget purposes and allocated for departmental and fund use.

Governmental activities:

Governmental activities net position increased by \$15.7 million. Key elements of the change are as follows:

Governmental activities revenues consisted of program revenues of \$17.6 million which included capital grants and contributions of \$1.4 million; and general revenues of \$26.0 million for a total of \$43.6 million. Property tax revenue for general purposes was \$14.3 million and represents 32.8% of total revenues. This was an increase of \$7.2 million or 19.9% from the prior year. This overall increase is due to an increase in the millage rate to 2.1439 (from the recurring fiscal year rate of 1.9654 to fund the ongoing operations of the Village, plus the establishment of the BHS Processing and Defense Fund at a rate of 0.1785); coupled with an overall increase in the Property Taxable Values of 9.8%.

Certified taxable property values increased to \$6.9 billion (up from \$6.3 billion), strengthening the Village's tax base. The FY 2025 millage rate was 2.1439, including

1.9654 mills for ongoing operations and 0.1785 mills dedicated to the BHS Processing and Defense Fund. This targeted funding fully covered application review, legal, and related defense costs during FY 2025, protecting core Village resources while addressing major development-related expenses.

Charges for services which represent 37.2% of total revenues were \$16.2 million. This amount is an increase of \$1.3 million or 8.62% over the prior year. These charges at the government wide statement level are primarily derived from licenses and permits. Resort tax which represents 36.0% of charges for services was \$5.8 million, which is a slight increase of \$0.1 million or 2.3% from the prior year. Resort tax is a 4% tax on the rent of a room or rooms in any hotel, motel, rooming house or apartment house and 2% on the total sales price of all food and beverage (including beer and wine sold at retail in any restaurant). Fluctuations in resort tax revenues are based on the fluctuations in the sales of the above items and vary from one year to another based on the economy.

Intergovernmental revenues totaled \$2.0 million for the year. Intergovernmental revenue increased by \$.2 million or 9.5% from the prior year. The revenues are derived from federal, state and county grantors for various Village initiatives, such as capital project and other grants.

Developer contributions increased by \$3.9 million. This represents an increase in prior year developer contributions. These funds while unrestricted are set aside for future capital projects.

Governmental activities expense consisted of functional expenses for the Village's general government, public safety, solid waste, Recreation, arts & culture, tourism development and interest on long-term debt. These functional expenses amounted to \$27.9 million. Significant portions of these expenses were in the public safety, general government and public works and beautification functions.

General government function expense was \$11.8 million and represents 42.2% of total expense and increased \$3.5 million compared to prior year. The increase was mainly driven by higher general employee pension costs due to lower investment returns, along with inflation-driven rises in personnel expenses. The Village's general government function includes Village council, the Village manager's office, the finance department, the building department, capital construction department, the Village attorney's office and other special projects.

Public safety expenses totaled \$6.8 million, representing 24.6% of total Village expenses, and decreased \$2.7 million (28.3%) from the prior year. The decrease was primarily driven by decreased police pension costs due to higher investment returns; offset by inflationary increases in personnel expenses. Continued investment in public safety supports the Village's commitment to maintaining a safe and well-protected community.

Recreation, arts & culture function expense was \$2.9 million and represents 10.3% of total expenses. This function centralizes several activities and services which were previously offered in prior years through other Village Departments, and expand upon and enhance those services to meet the growing needs of the Village.

Tourism development expense was \$1.9 million and represents 6.9% of total expenses. The tourism development services function includes programming of tourism activities with the objective to generate on-going and incremental resort tax funds to be used for

increasing the quality of life, enhancement of Village assets, and the ongoing creation of advertising, marketing, public relations efforts, programs and events to promote tourism to Bal Harbour Village.

Business-type activities:

The Water and Sewer fund had an increase in net position of \$0.7 million or 2.35% compared to prior year. Operating revenues decreased by \$0.2 million or .6% and operating expenses remained relatively stable from the prior year. The monthly water and sewer rates include fees to cover debt service on \$6.1 million of the outstanding water and sewer revenue bond, note and lease payable. The water rate charged to Village customers is \$6.17 per 1,000 gallons consumed with a 3,000 gallon minimum monthly charge. The sewer rate charged to Village customers is \$10.28 per 1,000 gallons consumed with a 3,000 gallon minimum monthly charge.

Village Highlights

The Village concluded fiscal year 2025 with an increase (\$12.2 million) to unrestricted net position ending at \$63.3 million, and an increase of total net position by 8.8% to \$203.7 million. During 2018, the Village negotiated the first amendment to the Bal Harbour Shops Development Agreement which advanced the timeline for developer proffered improvements and contributions resulting in approval for redevelopment of the entire Business District of the Village. The negotiated development agreement includes provisions for the planning of a new waterfront park, a new Village Hall constructed by the developer, recurring revenue streams from leased property, parking surcharges, and guarantees for ad valorem revenue in future years. The improvements associated with the Bal Harbour Shops redevelopment serve to solidify the Village's property values and prospective financial position.

During 2025, progress has been made on the Village's capital improvement projects, including the Jetty/96th Street-end construction project which is expected to be awarded in FYE 2027, and the continued implementation of the Utility Master Plan with improvements. These projects serve as a catalyst for improvements to Village infrastructure which will serve residents and visitors for the next 50 years.

Normal Impacts

There are several basic (normal) impacts on revenues and expenses which could affect the Village as described below:

Revenues

- **Overall Economic Condition.**

Overall economic conditions may reflect a declining, stable, or growing environment and have a substantial impact on property, tourism, and other tax revenues, as well as redevelopment efforts by the development community. The Village is exposed to risks associated with tourism and broader economic conditions. Declines in tourism can adversely affect dollars available to the Village for marketing and for maintaining parks, roads, and streets. Reduced tourism activity may also affect property values within the Village, which could result in lower property tax revenues. Likewise, broader economic downturns can negatively impact the Village's property tax base. During the fiscal year

ended September 30, 2025, the national and regional economy continued to adjust to moderating but still elevated inflation, higher interest rates compared to prior years, and some slowing in real estate transaction activity relative to the strong post-pandemic recovery period. While South Florida's tourism and luxury real estate markets remained generally resilient, higher borrowing costs, global economic uncertainty, insurance cost increases, and evolving travel patterns created potential headwinds for real estate investment and redevelopment activity. The Village has a limited number of large properties that represent a significant portion of its tax base; under certain economic conditions these properties could stagnate or decline in value, and any such changes could have a disproportionately significant impact on Village revenues. At the same time, the Village has continued to experience redevelopment of its largest oceanfront properties, and plans for the redevelopment of the entire business district are advancing through the approval process, including developer-proffered contributions such as land donations, a new Village Hall, and potential future revenue streams. Management believes the Village can weather most short-term economic scenarios, as demonstrated during Hurricane Irma, the 2017 Zika outbreak, and the COVID-19 pandemic. Should the current period of economic growth slow, the Village will continue to provide services and pursue capital projects within its available fiscal resources and does not rely on new debt to accomplish its operating strategic goals.

- **Increase/Decrease in Council Approved or State-Mandated Tax Rates and Assessments.** The Village Council can raise or lower its various tax rates and special assessment levels. These rates have a direct relationship to the Village's revenue streams. Volatility in tax rates can be detrimental to business owners and homeowners, making their properties less attractive to own. The Village has a stable taxation policy. The fiscal year 2025 millage rate of 2.1439 (which includes the recurring fiscal year rate of 1.9654 to fund the ongoing operations of the Village, plus the establishment of the BHS Processing and Defense Fund at a rate of 0.1785) which is the fourth lowest municipal millage rate in Miami-Dade County as compared to other cities. It is the only long-established municipality within the grouping of the lowest nine millage rates for Miami-Dade County cities, and well below the statutory cap of 10 mills.
- **Reliance upon Intergovernmental Revenue.** The Village received approximately \$2.0 million dollars in revenue from other governments during FY2025. Since the Village does not directly control the levy or collection of these revenues, it is exposed to the risk that those revenues will not grow or even be available in future years. The loss of these revenues would likely require the Village to raise more money through higher local taxing efforts, or implement level of service adjustments. The Village has the capacity to raise its tax rates to more than offset the loss of these other governmental revenues.
- **Undiversified Tourism Tax Base.** Resort Tax Revenue increased by \$0.1 million. The Village receives about 47.4% of its Tourism funding from one venue. The loss of the venue would significantly and adversely affect the operations of the Village's marketing and tourism efforts. The Village's finances are not totally dependent upon tourism, but anything that materially affects tourism, such as a severe recession or natural disaster, could adversely affect the Village's revenues and put pressure on the Village to levy higher tax rates. When tourism declines, commercial property values also tend to decline. The Resort Tax Funding allocated for beautification, greenspace, and other resort tax eligible activities such as special events, community activities and law enforcement activities; is equivalent to an additional 0.57 mills, if the services and activities were funded within the General Fund through ad valorem revenue.

- **Limits on Annual Assessments for Homestead Properties.** Florida's Constitution restricts residential homestead assessment growth to 3% per year, or less, on each home that has a homestead exemption. Commercial properties are limited to a maximum 10% annual increase on their assessment and they are not generally provided any exemptions from assessment. The Village is overwhelmingly residential in nature, but is fortunate to have a number of residential units that are not subject to this annual limitation. Further, the value of the homes that are subject to the annual assessment cap is substantial and the Village does not suffer from a limited tax base growth to the extent other Florida municipalities might. However, the Village may be exposed to changes in the manner with which annual assessments are valued or the limit to which they may be taxed, or additional homestead exemptions granted by the legislature, but to a lesser degree than most municipal jurisdictions.

Expenses

- Public Safety expenses account for about 38.2% of the Village's General Fund expenditures. South Florida municipalities face constant pressure to remain competitive with the salary and benefits paid to sworn police personnel. The costs of maintaining competitive pay packages could have a growth rate that exceeds that of the revenue growth rate, resulting in pressure on the Village's budget. Additionally, the Village traditionally affords all civilian employees benefits similar in nature to those provided to Police employees.
- The Village provides water and sewer services to its residents and businesses. The Village buys water and transmits wastewater for further treatment under large-user agreements with other units of government. The Village cannot negotiate from a position of strength for these services and is largely at the mercy of the service provider. Increased operating costs, pass-through rate increases from wholesale service providers, combined with the additional debt service expense associated with capital improvements of our wholesale service providers, make additional rate increases likely for the foreseeable future.
- Solid Waste Disposal - The Village collects money from its property owners through special assessments to pay for the cost of collection and disposal of solid waste from its residents. The Village outsources its solid waste operation.
- Environmental Risks - The Village is located between an intracoastal waterway and the Atlantic Ocean and is exposed to significant risks caused by weather, particularly hurricanes. In addition to the potential damage to structures and infrastructure, substantial loss of beach can occur during hurricanes. Because a significant portion of the Village's attraction is its beachfront area, the loss of the beach, even if only temporary, could result in significant loss of revenue to the Village.

Current Year Impacts

Revenues

Ad-valorem tax collections increased by \$2.3 million due to an increase in the millage rate from 1.9654 to 2.1439 to fund ongoing operations of the Village and to establish the BHS Processing and Defense Fund; as well as increase property sales and new construction that occurred during Calendar 2024. Licenses and permits revenue increased by \$1.5 million and Developer Contribution Collections increased by \$3.9 million.

The Security District assessment rate remained at \$3,500 per single family resident unit as the prior year.

Expenses

All of the Village's General Fund operating departments and activities concluded the fiscal year within budgeted appropriations, with expenditures less than budgeted. The Village continues to experience inflationary impacts for retirement and contractual related increases all while maintaining the provision of the current level of municipal services.

At the close of the fiscal year, the net pension liability for the Village is \$9.5 million for the 4 retirement plans and the excess benefit plan. This reflects a decrease of \$7.2 million from the prior year. The annual required contribution for each year is an actuarial computation which provides a fixed input for annual expenditures for the General Employees' Pension Plan that value was \$2.0 million, and for the Police Officers' Pension Plan that value was \$1.4 million. Increases to the net actuarial required contribution for each Village Plan are due to adjusted rate of return assumptions, actual investment returns, Plan experience, salary increases, and mortality rates.

Other Post-Employment Benefits (OPEB) refers to the benefits, other than pensions, that state and local government employees are eligible to receive as a part of their retirement benefits. OPEB, which, for the Village, is limited to healthcare costs, and continues to increase. Under state law, the Village is required to allow its retirees to continue their health care coverage provided the retirees pay the full premium. This results in an "implied subsidy" to older participants with greater need. The Village also allows (through a collective bargaining agreement with its police officers) police retirees to receive a monthly health insurance stipend of \$350 until age 65 which can be used to pay for health insurance at the Village or outside. Effective October 16, 2021 the monthly amount is increased to \$450 for eligible police officers retiring after that date under provisions of normal retirement. An OPEB analysis was completed for 2025 indicating a liability of \$1.0 million, which is funded by the Village on a pay-as-you-go basis.

Increases in wholesale water and sewer rates from both Miami-Dade County, Florida and the Village of Miami Beach, Florida resulted in increased expenses for the purchase of water and sewer service per 1,000/gallons, additional pass-through rate increases are anticipated in future years. Current employee and operating expenses and liabilities are allocated to the utility fund for work performed. Implementation of the Utility Master Plan capital project continued in fiscal year 2025, with the alternative approach of relining sewer pipes as opposed to excavation and replacement.

Management curbs expenditures consistent with revenue projections, when trends merit their delay or abatement.

THE VILLAGE FUNDS

Through disciplined resource allocation, careful management, and conservative fiscal policies, Bal Harbour Village continues to maintain a strong financial position across all funds while navigating ongoing inflationary pressures affecting the broader economy.

Governmental Funds

As of the year end, the Governmental Funds (*as presented on the balance sheet*) reported total fund balance of \$88.4 million, with the General Fund ending balance of \$69.8 million.

The Resort Tax Fund ended the year with \$14.4 million in fund balance, an increase of \$0.8 million in comparison to the prior year. Total Fund Balances are \$69.8 million for the General Fund, \$14.4 million for Resort Tax and \$4.2 million for non-major funds, these funds, include the Security District Fund and the State Forfeiture Fund.

Enterprise Fund

The Water and Sewer Fund net position at year end is \$32.8 million, an increase of \$0.8 million in comparison to fiscal year 2024. Capital Assets continued to see improvements made to the underground water and wastewater Utility Master Plan ongoing project, with the addition of \$3.1 million of improvements, increasing capital assets to \$35.3 million. Operating revenue decreased by \$0.2 million over the prior year, and operating expense increased by \$0.3 million.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At the close of the fiscal year, governmental activities capital assets, net of depreciation is \$93.8 million, net capital assets for business-type activities are \$35.3 million, for a combined net book value of \$129.0 million in capital assets categorized as land, construction in progress, building, furniture and equipment, right-to-use assets and infrastructure which will be depreciated over time on the government-wide and proprietary financial statements.

For additional information on the Village's capital assets, see Note 5 beginning on page 50.

Long-Term Debt

Long-term liabilities, which consist of a bond, note, leases, SBITA, compensated absences, pension and OPEB liabilities, decreased by \$8.3 million from the previous year for governmental and business-type activities combined. At the close of 2025, the Village had \$18.1 million in outstanding long-term obligations, of which \$2.5 million is due during fiscal year 2026. The ending balance is comprised of \$0.7 million from Revenue Bonds issued in 2010, \$5.4 million Utility Revenue Note issued in 2020, net pension liability for the Village's 4 retirement plans, the excess benefit plan and 1 other post-employment benefit liabilities comprise \$10.5 million, compensated absences comprise \$1.5 million, and right to use leases total \$31 thousand. The current year portion of all debt is budgeted within the 2026 operating budget of the Village.

For additional information on the Village's long-term debt, see Note 7 beginning on page 52.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

The Village, through disciplined approach to resource allocation, careful management practices and conservative fiscal policies, maintains a healthy financial position to provide the quality services deserved by our constituents.

The redevelopment plans for the Village's Business District and various residential projects enhanced the economic outlook for the Village. The property tax millage rate for fiscal year 2025 was 2.1439 mills per \$1,000 of assessed valuation.

In development of the current year's budget, the Village balanced Florida's limiting measures on residential property taxes which allow the exemption of the first \$25,000 of assessed values from taxation on homestead property. Further, homeowners over age 65 and who have income less than \$20,000 are able to avoid taxes on the next \$25,000 of assessed value. Florida's Constitution also limits the assessed value on homestead property to a maximum increase of 3% per year, or less if inflation is less. Commercial property is limited to a maximum 10% increase in assessed value per year. An additional \$25,000 exemption was approved in 2008; those impacts were evaluated for the Village and determined to be nominal in nature. Much of the residential market in the Village does not have homestead exemption and thus enjoys a higher rate of growth. This too insulates the Village from substantial impacts resulting from future State Legislative proposals.

A recurring challenge for the Village are personnel benefit costs that outpace its tax base growth, excluding new construction. For this reason, the value added resulting from redevelopment within the Village is important and permits the Village to retain the third lowest operating millage rate in the County.

Redevelopment of the Business District properties works in conjunction with Village marketing efforts to increase the value of the Bal Harbour brand and The Bal Harbour Shops, as an international destination-shopping venue to enhance the tax base of the Village. The Shops is the Village's largest commercial taxpayer and the businesses that locate within the Shops tend to have large retail inventories that are also taxed by the Village. The expansion plans of the Shops, approved in 2017 will increase the development by an additional 350,000 square feet to total 860,000 square feet. Estimated increased values associated with this expansion are appraised at a range of \$193 million to \$270 million upon completion, resulting in a significant increase in ad valorem tax revenue at any millage rate. For the year ended September 30, 2025, Bal Harbour Shops contributed 4.7% of ad valorem tax revenue; the ad valorem tax revenue increases will be substantial after project completion. In addition, the accompanying development agreement provides an estimated benefit in excess of \$123 million to the Village in the years to come.

Notwithstanding the recently approved expansion to The Shops, the Village's tax base is heavily weighted to the residential market and is not very diversified otherwise. This exposes the Village to the movements of fewer markets that can lead to more volatility in the tax base. This has sometimes been mitigated by the property tax base growth that can "recapture" limited tax base growth in prior years. Also, because Bal Harbour residential properties tend to be at the high end of the market, recoveries have historically been faster than for the residential market as a whole.

Water and sewer rates were adjusted to pass-through anticipated increases from our wholesale service providers, from \$5.77/1,000 to \$6.17/1,000 gallons of water consumed with a 3,000-gallon minimum monthly charge; wastewater rates remained at \$10.28/1,000 gallons of wastewater consumed with a 3,000-gallon minimum monthly charge for sewer. The Village has continued the implementation of the Utility Master Plan infrastructure project, which when completed will result in renewed water, sewer, and stormwater infrastructure with a 30-year lifespan.

The Village has continued the implementation of the Utility Master Plan infrastructure project, which when completed will result in renewed water, sewer, and stormwater infrastructure with a 30-year lifespan. Our Utility Infrastructure Improvement projects continue to make progress. On the North-end of the gated community, North of Harbour Way, we can report that Phases 3a and 3b are complete. Phases 3c and 3d, which entails portion of the entrance street (Harbour Way), only requires Curb & Gutter and Milling and Paving. On the South-end, South of Harbour Way, water mains and water services, Curb & Gutter and Milling and Paving in Phase 6a and 6b began in 2025 now boasting 95% completion. Phase 5a is complete. Phase 5b scheduled for 2027 for removal and replacement of the sanitary sewer main with Curb & Gutter and Milling and Paving to complete. Phase 5c is 75% complete with Curb / Gutter and Milling & Paving to complete. The construction project to completely replace the stormwater pump station has begun and is expected to be completed in early calendar year 2027. The Village benefitted from an Army Corps beach renourishment project that widened and lifted the entire beach throughout the Village in 2025. The project began in May and concluded in September 2025 with a total quantity of sand placed of 191,750 Cubic Yards.

FINANCIAL CONTACT

The Village's financial statements are designed to present users (citizens, taxpayers, customers, investors and creditors) with a general overview of the Village's finances and to demonstrate the Village's accountability. If you have any questions about the report or need additional financial information, contact the Village's Chief Financial Officer at Village Hall located at 655 96th Street, Bal Harbour Village, Florida 33154, or call telephone (305) 866-4633.

BAL HARBOUR
- VILLAGE -

BASIC FINANCIAL STATEMENTS

BAL HARBOUR
- VILLAGE -

BAL HARBOUR VILLAGE, FLORIDA

STATEMENT OF NET POSITION

SEPTEMBER 30, 2025

	Governmental Activities	Business- type Activities	Total
<u>ASSETS</u>			
Cash and cash equivalents	\$ 56,317,612	\$ 2,027,275	\$ 58,344,887
Investments	35,733,326	2,707,158	38,440,484
Receivables, net	388,055	700,744	1,088,799
Lease receivable	1,687,452	-	1,687,452
Due from other governments	389,064	-	389,064
Prepaid expenses	206,025	-	206,025
Restricted assets:			
Cash – customer deposits	-	110,189	110,189
Capital assets not being depreciated	65,276,989	10,483,109	75,760,098
Capital assets being depreciated, net	28,501,689	24,779,013	53,280,702
Total assets	188,500,212	40,807,488	229,307,700
<u>DEFERRED OUTFLOWS OF RESOURCES</u>			
Pension related items	5,142,972	142,211	5,285,183
Other post-employment benefits related items	81,856	-	81,856
Total deferred outflows of resources	5,224,828	142,211	5,367,039
<u>LIABILITIES</u>			
Accounts payable and accrued liabilities	3,214,007	1,124,444	4,338,451
Due to other governments	-	372,295	372,295
Customer deposits	-	110,189	110,189
Unearned revenue	1,425,692	27,712	1,453,404
Non-current liabilities:			
Due within one year	1,266,109	1,317,227	2,583,336
Due in more than one year	10,465,968	5,070,902	15,536,870
Total liabilities	16,371,776	8,022,769	24,394,545
<u>DEFERRED INFLOWS OF RESOURCES</u>			
Lease related	1,636,544	-	1,636,544
Pension related items	4,791,503	118,698	4,910,201
Total deferred inflows of resources	6,428,047	118,698	6,546,745
<u>NET POSITION</u>			
Net investment in capital assets	93,007,848	28,329,448	121,337,296
Restricted for:			
Capital projects	500,000	-	500,000
Tourism development	14,374,236	-	14,374,236
State law enforcement	693,027	-	693,027
Security district	3,534,702	-	3,534,702
Unrestricted	58,815,404	4,478,784	63,294,188
Total net position	\$ 170,925,217	\$ 32,808,232	\$ 203,733,449

See Notes to Financial Statements.

BAL HARBOUR VILLAGE, FLORIDA

STATEMENT OF ACTIVITIES

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

Functions/Programs	Program Revenues			Net Revenue (Expense) and Changes in Net Position			
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business- type Activities	Total
Governmental activities:							
General government	\$ 11,757,280	\$ 9,438,104	\$ -	\$ -	\$ (2,319,176)	\$ -	\$ (2,319,176)
Public safety	6,848,094	970,104	95,157	-	(5,782,833)	-	(5,782,833)
Solid waste	757,916	-	-	-	(757,916)	-	(757,916)
Public works & beautification	3,700,987	-	58,278	451,439	(3,191,270)	-	(3,191,270)
Recreation, arts & culture	2,868,045	-	-	752,000	(2,116,045)	-	(2,116,045)
Tourism development	1,918,073	5,789,485	-	-	3,871,412	-	3,871,412
Interest on long-term debt	1,263	-	-	-	(1,263)	-	(1,263)
Total governmental activities	27,851,658	16,197,693	153,435	1,203,439	(10,297,091)	-	(10,297,091)
Business-type activities:							
Water and sewer	4,900,851	5,432,440	-	-	-	531,589	531,589
Total business-type activities	4,900,851	5,432,440	-	-	-	531,589	531,589
Total	\$ 32,752,509	\$ 21,630,133	\$ 153,435	\$ 1,203,439	(10,297,091)	531,589	(9,765,502)
General revenues:							
Property taxes					14,303,485	-	14,303,485
Franchise fees based on gross receipts					873,645	-	873,645
Utility taxes					1,129,603	-	1,129,603
Communications services tax					261,808	-	261,808
Unrestricted developer contribution					4,881,152	-	4,881,152
Unrestricted intergovernmental revenue					666,486	-	666,486
Unrestricted investment earnings					3,205,085	240,164	3,445,249
Miscellaneous					707,032	-	707,032
Total general revenues and transfers					26,028,296	240,164	26,268,460
Change in net position					15,731,205	771,753	16,502,958
Net position, beginning					155,194,012	32,036,479	187,230,491
Net position, ending					\$ 170,925,217	\$ 32,808,232	\$ 203,733,449

See Notes to Financial Statements.

BAL HARBOUR VILLAGE, FLORIDA

BALANCE SHEET GOVERNMENTAL FUNDS

SEPTEMBER 30, 2025

	General	Resort Tax	Aggregate Non-major Funds	Total Governmental Funds
ASSETS				
Cash and cash equivalents	\$ 44,167,844	\$ 7,990,449	\$ 4,159,319	\$ 56,317,612
Investments	29,100,840	6,397,491	234,995	35,733,326
Receivables, net	192,703	195,132	220	388,055
Lease receivable	1,687,452	-	-	1,687,452
Due from other governments	371,406	-	17,658	389,064
Prepaid items	193,518	12,507	-	206,025
Total assets	75,713,763	14,595,579	4,412,192	94,721,534
LIABILITIES				
Accounts payable and accrued liabilities	\$ 2,808,202	\$ 221,343	\$ 184,463	\$ 3,214,008
Unearned revenue	1,425,692	-	-	1,425,692
Total liabilities	4,233,894	221,343	184,463	4,639,700
DEFERRED INFLOWS OR RESOURCES				
Lease related	1,636,544	-	-	1,636,544
Total deferred inflows of resources	1,636,544	-	-	1,636,544
Fund balances:				
Non-Spendable - Prepays	193,518	12,507	-	206,025
Restricted:				
Capital projects	500,000	-	-	500,000
Tourism development	-	14,361,729	-	14,361,729
State and federal law enforcement	-	-	693,027	693,027
Security district	-	-	3,534,702	3,534,702
Committed:				
Capital projects	13,416,396	-	-	13,416,396
Assigned:				
Excess benefits plan	1,540,214	-	-	1,540,214
Other post-employment benefits and leave time	1,043,756	-	-	1,043,756
Red light camera claims	500,000	-	-	500,000
Building and zoning	1,000,000	-	-	1,000,000
Capital projects	26,198,667	-	-	26,198,667
Unassigned:				
General fund	25,450,774	-	-	25,450,774
Total fund balances	69,843,325	14,374,236	4,227,729	88,445,290
Total liabilities, deferred inflows of resources and fund balances	\$ 75,713,763	\$ 14,595,579	\$ 4,412,192	\$ 94,721,534
Total fund balances				\$ 88,445,290
Amounts reported for governmental activities in the statement of net position are different because:				
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds				93,778,678
Deferred outflows and inflows of resources related to pensions and OPEB are recorded in the statement of net position and not recognized under the modified accrual basis of accounting				433,325
Long-term liabilities are not due and payable in the current period and therefore, are not reported in the funds.				
Revenue bonds, leases and SBITAs				(55,229)
Compensated absences				(1,416,618)
Other post-employment benefits liabilities				(1,043,756)
Net pension liability				(9,216,474)
Net position of governmental activities				\$ 170,925,216

See Notes to Financial Statements.

BAL HARBOUR VILLAGE, FLORIDA

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES GOVERNMENTAL FUNDS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	General	Resort Tax	Aggregate Non-major Funds	Total Governmental Funds
Revenues:				
Taxes:				
Property	\$ 14,303,485	\$ -	\$ -	\$ 14,303,485
Other local taxes	2,265,056	-	-	2,265,056
Resort tax	-	5,789,485	-	5,789,485
Licenses and permits	5,435,274	-	148,094	5,583,368
Developer contribution	4,881,152	-	-	4,881,152
Fines and forfeitures	970,104	-	-	970,104
Charges for services	2,348,057	-	-	2,348,057
Special assessments	-	-	1,506,679	1,506,679
Intergovernmental	2,023,360	-	-	2,023,360
Investment earnings	2,525,372	541,072	138,641	3,205,085
Miscellaneous	691,971	15,061	-	707,032
Total revenues	35,443,831	6,345,618	1,793,414	43,582,863
Expenditures:				
Current:				
General government	7,485,959	-	1,292,657	8,778,616
Public safety	8,605,964	402,106	-	9,008,070
Solid waste	757,916	-	-	757,916
Public works & beautification	1,432,087	2,079,312	-	3,511,399
Recreation, arts and culture	1,796,220	1,061,400	-	2,857,620
Tourism development	-	1,845,193	-	1,845,193
Capital outlay	2,353,804	180,573	211,967	2,746,344
Debt Service:				
Principal	76,343	-	-	76,343
Interest	1,263	-	-	1,263
Total expenditures	22,509,556	5,568,584	1,504,624	29,582,764
Net change in fund balances	12,934,275	777,034	288,790	14,000,099
Fund balances, beginning	56,909,050	13,597,202	3,938,939	74,445,191
Fund balances, ending	\$ 69,843,325	\$ 14,374,236	\$ 4,227,729	\$ 88,445,290

See Notes to Financial Statements.

BAL HARBOUR VILLAGE, FLORIDA

**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES**

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

Amounts reported for governmental activities in the statement of activities
are different because:

Net change in fund balances – total governmental funds \$ 14,000,099

Governmental funds report capital outlays as expenditures. However,
in the statement of activities, the cost of those assets is allocated
over their estimated useful lives and reported as depreciation expense

Depreciation expense (1,438,796)
Expenditures for capital assets 2,581,741

Some expenses reported in the statement of activities do not require
the use of current financial resources and, therefore, are not reported
as expenditures in governmental funds:

Net pension liability – defined benefit plans \$ 6,831,065
Net pension liability – excess benefit plan 221,028
Compensated absences (196,769)
Revenue bonds, SBITA and lease principal payments 76,343
Total other post-employment benefits liabilities (58,350) 6,873,317

Deferred outflow of resources and deferred inflow of resources
related to pensions and OPEB are not recognized in the
governmental funds (6,285,156)

Change in net position of governmental activities \$ 15,731,205

See Notes to Financial Statements.

BAL HARBOUR VILLAGE, FLORIDASTATEMENT OF NET POSITION
PROPRIETARY FUND

SEPTEMBER 30, 2025

	<u>Water & Sewer</u>
<u>ASSETS</u>	
Current assets:	
Cash and cash equivalents	\$ 2,027,275
Investments	2,707,158
Receivables, net	700,744
Restricted assets:	
Restricted Cash – customer deposits	110,189
Total current assets	<u>5,545,366</u>
Noncurrent assets:	
Capital assets not being depreciated	10,483,109
Capital assets being depreciated, net	24,779,013
Total noncurrent assets	<u>35,262,122</u>
Total assets	<u>40,807,488</u>
<u>DEFERRED OUTFLOWS OF RESOURCES</u>	
Pension related items	<u>142,211</u>
<u>LIABILITIES</u>	
Current liabilities payable from restricted assets:	
Customer deposits	110,189
Current liabilities:	
Accounts payable and accrued liabilities	1,124,444
Due to other governments	372,295
Unearned Revenue	27,712
Compensated absences	48,028
Bonds, notes, SBITA and leases payable	1,269,199
Total current liabilities	<u>2,951,867</u>
Noncurrent liabilities:	
Net pension liability	252,651
Compensated absences	14,250
Bonds, notes, SBITA and leases payable	4,804,001
Total noncurrent liabilities	<u>5,070,902</u>
Total liabilities	<u>8,022,769</u>
<u>DEFERRED INFLOWS OF RESOURCES</u>	
Pension related items	<u>118,698</u>
<u>NET POSITION</u>	
Net investment in capital assets	28,329,448
Unrestricted	4,478,784
Total net position	<u>\$ 32,808,232</u>

See Notes to Financial Statements.

BAL HARBOUR VILLAGE, FLORIDA

**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
PROPRIETARY FUND**

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	<u>Water & Sewer</u>
Revenues	
Operating revenues:	
Charges for sales and services:	
Water sales	\$ 2,926,553
Sewer sales	2,488,373
Fines and penalties	2,980
Miscellaneous	14,534
Total operating revenues	<u>5,432,440</u>
Operating expenses	
Materials, supplies and administration	825,024
Wastewater treatment charges	1,100,910
Water purchases	1,251,651
Depreciation	624,568
Personnel services	987,386
Total operating expenses	<u>4,789,539</u>
Operating income	<u>642,901</u>
Nonoperating revenues (expenses)	
Interest income	240,164
Interest expense	(111,312)
Total nonoperating revenues (expenses)	<u>128,852</u>
Change in net position	771,753
Net position, beginning	32,036,479
Net position, ending	<u>\$ 32,808,232</u>

See Notes to Financial Statements.

BAL HARBOUR VILLAGE, FLORIDA

STATEMENT OF CASH FLOWS
PROPRIETARY FUND

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	<u>Water & Sewer</u>
Cash flows from operating activities:	
Receipts from customers and users	\$ 5,637,312
Payments to other government	(7,849)
Payments to suppliers	(2,296,337)
Payments to employees	(1,007,244)
Net cash provided by operating activities	<u>2,325,882</u>
Cash flows from capital and related financing activities:	
Principal payments on bonds and leases	(1,256,882)
Purchase and construction of capital assets	(2,628,421)
Interest paid on capital debt	(111,312)
Net cash used in capital and related financing activities	<u>(3,996,615)</u>
Cash flows from investing activities:	
Interest received	240,164
Proceeds from sale of investments	6,685,132
Purchase of investments	(7,638,815)
Net cash used by investing activities	<u>(713,519)</u>
Decrease in cash and cash equivalents	(2,384,252)
Cash and cash equivalents, beginning	<u>4,521,716</u>
Cash and cash equivalents, ending	<u>\$ 2,137,464</u>
Cash and cash equivalents per statement of net position:	
Unrestricted	\$ 2,027,275
Restricted	110,189
	<u>\$ 2,137,464</u>
Reconciliation of operating income to net cash provided by operating activities:	
Operating income	\$ 642,901
Adjustments to reconcile operating income to net cash provided by operating activities:	
Depreciation expense	624,568
Changes in operating assets, liabilities and deferred outflows/inflows:	
(Increase) decrease in:	
Receivables	189,983
Deferred outflows – pensions	45,879
Increase (decrease) in:	
Accounts payable and accrued liabilities	881,248
Due to other governments	(7,849)
Compensated absences	1,697
Customer deposits	14,889
Deferred inflows – pensions	118,698
Net pension liability	(186,132)
Net cash provided by operating activities	<u>\$ 2,325,882</u>
Noncash Investing, Capital and Financing Activities:	
Capital construction related liabilities	\$ 859,475

See Notes to Financial Statements.

BAL HARBOUR VILLAGE, FLORIDA
STATEMENT OF FIDUCIARY NET POSITION
FIDUCIARY FUNDS
SEPTEMBER 30, 2025

	<u>Pension Trust Funds</u>	<u>Pending Forfeitures Custodial Fund</u>
<u>ASSETS</u>		
Cash and cash equivalents	\$ -	\$ 304,259
Investments:		
Money market mutual funds	711,211	-
Mutual funds	10,848,615	-
Bond index funds	6,660,765	-
U.S. Government obligations	7,687,289	-
Corporate bonds	3,251,136	-
Foreign bonds	253,286	-
Large cap equities	26,488,446	-
Real estate investments	2,489,576	-
Infrastructure investments	1,406,998	-
Foreign stock	8,020,985	-
Total investments	67,818,307	-
Accrued interest receivable	126,285	-
Contributions receivable	19,100	-
Prepaid expenses	4,550	-
Total assets	67,968,242	304,259
<u>LIABILITIES</u>		
Accounts payable and other liabilities	77,384	-
<u>NET POSITION</u>		
Net position restricted for pension benefits	67,890,858	-
Restricted for other governments	-	304,259
	\$ 67,890,858	\$ 304,259

See Notes to Financial Statements.

BAL HARBOUR VILLAGE, FLORIDA
STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
FIDUCIARY FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	<u>Pension Trust Funds</u>	<u>Pending Forfeitures Custodial Fund</u>
<u>ADDITIONS</u>		
Contributions:		
Village	\$ 3,382,121	\$ -
Employees	472,641	-
State	108,434	-
Total contributions	<u>3,963,196</u>	<u>-</u>
Investment income:		
Interest and dividends	1,373,811	3,011
Net appreciation in the fair value of investments	5,350,080	-
	<u>6,723,891</u>	<u>3,011</u>
Less investment expenses	(218,824)	-
Net investment income	<u>6,505,067</u>	<u>3,011</u>
Total additions	<u>10,468,263</u>	<u>3,011</u>
<u>DEDUCTIONS</u>		
Benefits payments	3,107,506	-
Lump sum DROP distributions	553,925	-
Administrative expenses	181,414	-
Total deductions	<u>3,842,845</u>	<u>-</u>
Change in net position	6,625,418	3,011
<u>Net position</u>		
Beginning	61,265,440	301,248
Ending	<u>\$ 67,890,858</u>	<u>\$ 304,259</u>

See Notes to Financial Statements.

NOTES TO BASIC FINANCIAL STATEMENTS

BAL HARBOUR
- VILLAGE -

BAL HARBOUR VILLAGE, FLORIDA

NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

This summary of Bal Harbour Village's (the Village) significant accounting policies is presented to assist the reader in interpreting the basic financial statements and other data in this report. The policies are considered essential and should be read in conjunction with the accompanying basic financial statements.

The financial statements of the Village have been prepared in conformity with accounting principles generally accepted in the United States (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The significant accounting policies of the Village are described below:

A. Financial Reporting Entity

The Charter of the Village of Bal Harbour, as enacted by Laws of Fla., 1947, Chapter 24386, and amended as authorized by state law and § 5.03 of the Home Rule Charter of Miami-Dade County, Florida. The Village, which was incorporated in August 1946, is located in Miami-Dade County, Florida. The Village operates under a Council-Manager form of government with the Mayor serving as the head of the government for all purposes and the Village Manager serving as the administrative official. The Village provides the following services: public safety (police), physical environment (refuse collection), transportation (maintenance of roads and streets), tourism development, special security district protection, water and sewer utilities, recreation arts & culture and general administrative services. Fire protection, education, hospital facilities and welfare services are provided by other units of local government whose activities are not included in the accompanying financial statements.

The accompanying financial statements include those of the Village and those of its fiduciary (pension trust) component units. Component units are legally separate organizations for which the Village is financially accountable or organizations that should be included in the Village's financial statements because of the nature and significance of their relationship with the Village. Additional information on all these legally separate entities can be found in the notes to the financial statements.

B. Government-Wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the Village. The effect of interfund activity has been removed from these statements. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support.

BAL HARBOUR VILLAGE, FLORIDA

NOTES TO BASIC FINANCIAL STATEMENTS

(Continued)

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

B. Government-Wide and Fund Financial Statements (Continued)

The statement of activities demonstrates the degree to which the direct expenses of a given function or identifiable activity is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or identifiable activity. Program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services or privileges provided by a given function or identifiable activity and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or identifiable activity.

Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements are provided for governmental funds, proprietary funds and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements. All remaining non-major funds are aggregated and reported as other governmental funds.

C. Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund and fiduciary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the Village considers all revenues except grant revenues to be available if they are collected within 60 days after year end. Grant revenues are considered available if collected within six months of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred as required by accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences, leases, other post-employment benefits and pension costs, are recorded when payment is due.

BAL HARBOUR VILLAGE, FLORIDA

NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

C. Measurement Focus, Basis of Accounting and Financial Statement Presentation (Continued)

Property taxes, franchise taxes, licenses and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period, if received within the availability period. Only the portion of special assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the Village.

The Village reports the following major governmental funds:

The **general fund** is the Village's primary operating fund. It accounts for all financial resources of the general government, except those accounted for in another fund.

The **resort tax special revenue fund** is used to account for proceeds of resort tax revenue sources that are legally restricted to expenditures for tourism development and beach restoration. Resort taxes are paid monthly by establishments doing business within the Village based on 4% of their revenues from hotel room rentals and 2% of food and beverage sales.

The Village also reports the following non-major government funds:

The **security district fund** accounts for the special assessments received from the property owners residing in the special district maintaining the security and common areas within the special district.

The **state law enforcement trust fund** accounts for the receipts of state forfeiture monies received through the participation in law enforcement cases resulting in the forfeiture of assets awarded by Florida courts. These funds can only be spent for police related activities, equipment and training and all expenditures are approved by Council.

The **federal law enforcement trust fund** accounts for the receipts of federal forfeiture monies received through the participation in law enforcement cases resulting in the forfeiture of assets awarded by Federal courts. These funds can only be spent for police related activities, equipment and training and all expenditures are approved by Council.

The Village also reports the following major proprietary fund:

The **water and sewer fund** is used to account for water and sewer utility operations, which are financed and operated in a manner similar to a private business enterprise. The intent of the Village is that the costs (expenses including depreciation) of providing services to the general public on a continuing basis be financed or recovered primarily through user charges.

BAL HARBOUR VILLAGE, FLORIDA

NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

C. Measurement Focus, Basis of Accounting and Financial Statement Presentation (Continued)

Additionally, the Village reports the following fund types:

The **pension trust funds** are used to account for assets held by the Village's General Employees' Pension Trust and the Police Officers' Pension Trust. The assets of the funds are restricted to providing retirement and disability benefits to those qualified employees.

The **pending forfeitures custodial fund** is used to account for the receipts of federal and state forfeiture monies received through participation in law enforcement cases resulting in the forfeiture of assets to the federal or state government. Money deposited in this fund and earnings on those deposits are not considered property of the Village until awarded to the Village by an order of the court. Therefore, monies are being held on behalf of other government agencies. Custodial funds are prepared under the economic resources measurement focus and the accrual basis of accounting. These funds cannot be used to support the Village's own programs, and therefore, are not reflected in the government-wide financial statements.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are charges between the Village's water and sewer function and various other functions of the Village. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

Amounts reported as program revenues in the government-wide financial statements include: 1) charges to customers or applicants for goods, services or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions, including special assessments. Internally dedicated resources are reported as general revenues rather than as program revenues. Likewise, general revenues include all taxes, whose purpose has not been restricted to a specific purpose.

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the Village's enterprise fund are charges to customers for sales and services. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses and depreciation of capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

BAL HARBOUR VILLAGE, FLORIDA

NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

C. Measurement Focus, Basis of Accounting and Financial Statement Presentation (Continued)

When both restricted and unrestricted resources are available for use, it is the Village's policy to use restricted resources first, then unrestricted resources as they are needed. Unrestricted resources include committed, assigned and unassigned amounts which are available and can be used for the intended purpose. When unrestricted resources are available for use, it is the Village's policy to use committed resources first, then assigned and then unassigned as they are needed.

For the fiscal year beginning October 1, 2024, the Village implemented the following GASB Statements:

- GASB Statement No. 101, *Compensated Absences* established a unified recognition and remeasurement model, result in a liability for compensated absences that more appropriately reflects when a government incurs an obligation. In addition, the model can be applied consistently to any type of compensated absence and will eliminate potential comparability issues between governments that offer different types of leave. The model will also result in a more robust estimate of the amount of compensated absences that a government will pay or settle, which will enhance the relevance and reliability of information about the liability for compensated absences. The adoption of GASB 101 did not impact the Village's financial position or results of operations.
- GASB Statement No. 102, *Certain Risk Disclosures* establishes financial reporting requirements for risks related to vulnerabilities due to certain concentrations or constraints. The adoption of GASB 102 did not impact the Village's financial position or results of operations.

The following GASB statements have been issued but are unadopted by the Village as of year-end:

- The GASB issued Statement No. 103, *Financial Reporting Model Improvements*, in April 2024, aims to enhance the effectiveness of governmental financial reporting by making targeted improvements to key components, including Management's Discussion and Analysis (MD&A), presentation of proprietary fund statements, and budgetary comparison information. The statement will be effective for the Village with its year ending September 30, 2026.

BAL HARBOUR VILLAGE, FLORIDA

NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

- The GASB issued Statement No. 104, *Disclosure of Certain Capital Assets*, in September 2024, requires state and local governments to separately disclose information about specific types of capital assets, including lease assets, intangible right-to-use assets, subscription assets, and other intangible assets, as well as capital assets held for sale, to enhance financial reporting transparency and comparability. The statement will be effective for the Village with its year ending September 30, 2026.
- The GASB issued Statement No. 105, *Subsequent Events*, issued in December 2025, establishes updated, authoritative guidance for state and local governments on evaluating and reporting transactions occurring after the financial statement date but before they are issued. Effective for fiscal years beginning after June 15, 2026, it distinguishes between recognized (adjustment required) and non-recognized (disclosure required) events. The statement will be effective for the Village with its year ending September 30, 2027.

The impact of the adoption of the above statements on the Village is not yet known.

D. Cash, Cash Equivalents and Investments

The Village's cash and cash equivalents include cash on hand, investments with the Florida PRIME administered by the State Board of Administration and short-term investments with original maturities of three months or less from the date of acquisition.

GASB Statement No. 72, *Fair Value Measurement and Application*, requires that investments be categorized according to the fair value hierarchy established by this Statement. The hierarchy is based on valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are based on observable inputs for the assets either directly or indirectly, other than those considered Level 1 inputs, which may include quoted prices for identical assets in markets that are not considered to be active, and quoted prices of similar assets in active or inactive markets; Level 3 inputs are significant unobservable inputs.

Investments are reported at fair value which is the amount a financial instrument could be exchanged for in a current transaction between willing parties at the measurement date. Generally, these are quoted market prices. Investments, including restricted investments, consist of mutual funds, U.S. Government securities, corporate debt and equity securities, mortgage-backed securities, asset-backed securities and securities of governmental agencies unconditionally guaranteed by the U.S. Government. Investments with Florida PRIME are recorded at net asset value and money market funds are recorded at amortized cost.

BAL HARBOUR VILLAGE, FLORIDA

NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

D. Cash, Cash Equivalents and Investments (Continued)

Level 1 and 2 prices are obtained from third party pricing sources and each Plan custodian's bank as follows: Securities classified in Level 1 of the fair value hierarchy are valued using prices quoted in active markets for those securities. This includes large cap domestic stocks, foreign stocks and mutual funds. Debt securities classified in Level 2 of the fair value hierarchy are valued using pricing inputs that reflect the assumptions market participants would use to price an asset or liability and are developed based on market data obtained from sources independent of the reporting entity. This includes U.S. government obligations, mortgage-backed and agency securities and corporate bonds. Alternative real-estate investments in the limited partnership are valued at NAV per share, as provided by the investment fund manager. The Plans are permitted to establish fair value of an investment in a nongovernmental entity that does not have readily determinable fair value by using the NAV per share (or its equivalent), such as member units or an ownership interest in partners' capital to which a proportionate share of net assets is attributed.

E. Receivables

Receivables include amounts due from other governments and others for services provided by the Village. Receivables are recorded and revenues are recognized as earned or as specific expenditures/expenses are incurred. Allowances for uncollectible receivables are based upon historical trends and the periodic aging of receivables.

Water charges to customers are based on actual water consumption. The Village recognizes revenue and a related receivable for the estimated unbilled consumption as of September 30th of each year.

F. Prepaids

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaids in both the government-wide and fund financial statements. The cost of prepaid items are recorded as expenditure/expense when consumed (i.e., the consumption method), rather than when purchased in both the governmental and proprietary funds.

G. Restricted Assets

The use of certain assets is restricted by specific bond covenants and other legal requirements. Assets so designated are identified as restricted assets on the statements of net position. The Village reports customer water and sewer deposits as restricted assets.

BAL HARBOUR VILLAGE, FLORIDA

NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

H. Capital Assets

Capital assets, which include land, property, plant, equipment, intangible right-to-use assets and SBITA, intangible (e.g., easement) and certain infrastructure assets (e.g., sidewalks and other similar items), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements and in the Proprietary Fund. Capital assets are defined by the government as assets with an initial, individual cost of more than \$25,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed or as they are otherwise acquired.

Land and construction in progress are not depreciated. The other tangible and intangible property, plant, equipment, the right to use intangible right-to-use assets, SBITA, and infrastructure of the primary government are depreciated/amortized using the straight-line method over the following estimated useful lives:

Assets	Years
Buildings	30
Improvements other than buildings	30
Public domain infrastructure	25-60
Water/sewer system	25-60
Furniture, fixtures and equipment and software	3-20
Right-to-use leased equipment	3-20
Subscription-Based Information Technology Arrangements	3-5

I. Compensated Absences

It is the Village's policy to permit employees to accumulate earned, but unused vacation, comp-time and sick leave benefits. A liability is recorded for unused leave that is attributable to services already rendered and is more likely than not to be used as time off or otherwise paid upon separation. The liability is measured using the salary rate in effect at the financial statement date, including applicable salary related payments such as employer payroll taxes. Compensated absences are accrued in the government-wide and proprietary fund financial statements. In governmental funds, compensated absences are reported only when they have matured (i.e., when payment is due upon employee resignation or retirement).

BAL HARBOUR VILLAGE, FLORIDA

NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

J. Long-Term Obligations

In the government-wide financial statements and in the proprietary fund type in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities or proprietary fund type statement of net position. Issuance costs are expensed in the year of issuance, except for prepaid bond insurance costs.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reporting as other financing sources. Premiums received on debt issuances are reported as other financing sources, while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures, except for prepaid bond issuance cost. Payments of principal and interest are also reported as expenditures.

K. Pensions

The Village provides separate defined benefit pension plans for general employees and sworn police officer's hired before October 1, 2016. The Village provides retirement benefits to all full-time officer's sworn in after October 1, 2016 through the Florida Retirement System (FRS and HIS).

The Village also offers an optional deferred compensation plan created in accordance with Internal Revenue Code 457. In 2006, the Village established the Excess Benefit Plan, a qualified governmental excess benefit arrangement as defined in Section 415 of the Internal Revenue Code.

For the purposes of measuring the Village's share of the net pension liability, net pension asset, deferred outflows of resources related to pensions, deferred inflows of resources related to pensions, and pension expense, the Village uses information about the fiduciary net position of the Village's General Employees' Pension Plan, Police Officer's Pension Plan, Florida Retirement System (FRS) and Retiree Health Insurance Subsidy (HIS) (the Plans). Additions to/deductions from the Plans' fiduciary net position have been determined on the same basis as they are reported by the Plans. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms.

L. Other Post-Employment Benefits (OPEB)

The total OPEB liability, OPEB expense and deferred outflows and inflows of resources related to OPEB are measured and presented in accordance with the requirements of GASB Statement No. 75, *Accounting and Financial Reporting for Post-Employment Benefits Other Than Pensions*. Additional Information regarding the Village's OPEB liability can be found in Note 9.

BAL HARBOUR VILLAGE, FLORIDA

NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

M. Deferred Outflows and Inflows of Resources

The Statement of Net Position includes a separate section for Deferred Outflows of Resources. This represents the consumption of net assets that applies to future periods and will be recognized as expenditures in the future period to which it applies. Currently, there is only deferred outflows related to pensions and OPEB in this category.

The Statement of Net Position also includes a separate section for Deferred Inflows of Resources. This represents the acquisition of net assets that applies to future periods and will be recognized as revenue in the future period to which it applies. Currently, there are deferred inflows related to pensions and leases in this category.

N. Unearned Revenues

Resources that do not meet revenue recognition requirements (not earned) are recorded as unearned revenue in the government-wide and the governmental fund financial statements.

Unearned revenues in the government-wide and governmental funds financial statements at year end are for grant and business tax receipt revenue received in advance.

O. Fund Balance

The Village reports the following fund balance classifications:

Non-spendable fund balance. Non-spendable fund balances are amounts that are: (a) not in spendable form; or (b) legally or contractually required to be maintained intact.

Restricted fund balance. Restricted fund balances are amounts that can be spent only for specific purposes stipulated by: (a) external resource providers such as creditors (by debt covenants), grantors, contributors, or laws or regulations of other governments; or (b) imposed by law through constitutional provisions or enabling legislation.

Committed fund balance. These amounts can only be used for the specific purposes determined by a formal action (Ordinance and Resolution have the same authority) of the Village Council, the Village's highest level of decision making authority. Commitments may be changed or lifted only by the Village Council taking the same formal action (Ordinance and Resolution) that imposed the constraint originally.

BAL HARBOUR VILLAGE, FLORIDA

NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

O. Fund Balance (Continued)

Assigned fund balance. Assigned fund balances are amounts that are constrained by the Village's intent to be used for specific purposes, but are neither restricted nor committed. Intent is established by the Village Manager to which the Council has delegated the authority to assign, modify or rescind amounts to be used for specific purposes. This balance includes: (a) all remaining amounts that are reported in governmental funds (other than the General Fund) that are not classified as non-spendable, restricted or committed; and (b) amounts in the General Fund that are intended to be used for a specific purpose.

Specific amounts that are not restricted or committed in a special revenue fund are assigned for specific purposes in accordance with the nature of their fund type. Assignment within the General Fund conveys that the intended use of those amounts is for a specific purpose that is narrower than the general purposes of the Village itself.

Unassigned fund balance. This fund balance is the residual classification for the General Fund. It is also used to report negative fund balances in other governmental funds.

The Village adopted a formal Fund Balance Policy that provided for definitions and classifications of fund balance. The policy also provides for certain non-spendable fund balance, restricted, committed, and assigned categories. Of particular note is the assigned fund balance for the Village's excess benefit plan and other post-employment benefits of \$1.5 million and \$1.0 million, respectively, in the General Fund; and \$26.2 million for future capital projects. Committed fund balance of \$13.4 million in the General Fund primarily for the future new Village Hall capital project. A requirement to maintain a minimum unassigned General Fund balance of 33% of the subsequent year's General Fund budgeted operating expenditures exists, and the Village exceeded that goal with \$25.5 million or 109.5% of the General Fund fiscal year 2025 budgeted operating expenditures.

P. Net Position

The net position of the government-wide and the proprietary fund are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets is that portion of net position that relates to the Village's capital assets reduced by accumulated depreciation and any associated debt used to acquire or construct those capital assets.

Restricted net position is that portion of net position that has been restricted for general use by external parties (creditors, grantors, contributors or laws or regulations of other governments) or imposed by law through constitutional provisions or enabling legislation. Unrestricted net position consists of all net positions that do not meet the definition of either of the other two components.

BAL HARBOUR VILLAGE, FLORIDA

NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

P. Net Position (Continued)

Sometimes the Village will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned and unassigned fund balance in the governmental fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the Village's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

Q. Leases and Subscription-Based Information Technology Arrangements (SBITAS)

Leases

The Village is a lessee for noncancellable lease of equipment. The Village recognizes a lease liability and an intangible right-to-use lease asset (lease asset) in the government-wide financial statements. The Village recognizes lease liabilities with an initial, individual value of \$20,000 or more.

At the commencement of a lease, the Village initially measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of lease payments made. The lease asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct costs. Subsequently, the lease asset is amortized on a straight-line basis over the shorter of its estimated useful life or the lease term.

Key estimates and judgments related to leases and SBITA include how the Village determines (1) the discount rate it uses to discount the expected lease and SBITA payments to present value, (2) lease and SBITA term, and (3) lease and SBITA payments.

- The Village uses the interest rate charged by the vendor as the discount rate. When the interest rate charged is not provided, the Village generally uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease and SBITA term includes the noncancellable period of the lease and SBITA. Lease and SBITA payments included in the measurement of the lease and SBITA liability are composed of fixed payments and purchase option price that the Village is reasonably certain to exercise.

BAL HARBOUR VILLAGE, FLORIDA

NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Q. Leases (Continued)

The Village monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability. Lease assets are reported with capital assets and lease liabilities are reported with long-term debt on the statement of net position.

The Village is a lessor for a noncancellable lease of a building. The Village recognizes a lease receivable and a deferred inflow of resources in the government-wide and governmental fund financial statements. At the commencement of a lease, the Village initially measured the lease receivable at the present value of payments expected to be received during the lease term. Subsequently, the lease receivable is reduced by the principal portion of lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement date. Subsequently, the deferred inflow of resources is recognized as revenue over the life of the lease term.

Key estimates and judgments include how the Village determines (1) the discount rate it uses to discount the expected lease receipts to present value, (2) lease term, and (3) lease receipts.

- The Village uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancellable period of the lease. Lease receipts included in the measurement of the lease receivable is composed of fixed payments from the lessee.

The Village monitors changes in circumstances that would require a remeasurement of its lease, and will remeasure the lease receivable and deferred inflows of resources if certain changes occur that are expected to significantly affect the amount of the lease receivable.

SBITA

The Village has recorded SBITA assets and liabilities in accordance with GASB Statement No. 96 - SBITA. The SBITA assets are initially measured at an amount equal to the initial measurement of the related SBITA liability plus any SBITA payments made prior to the subscription term, less SBITA incentives, plus any ancillary charges necessary to place the SBITA into service. The SBITA assets are amortized on a straight-line basis over the life of the related contract. The costs of normal maintenance and repairs that do not add to the values of the assets or materially extend the asset lives are not capitalized and are expensed as incurred. The Village monitors changes in circumstances that would require a remeasurement of its SBITAs and will do so if certain changes occur that would be expected to significantly affect the amount of the lease liability. SBITA assets are reported with other capital assets and SBITA lease liabilities are reported with long-term debt on the statement of net position.

BAL HARBOUR VILLAGE, FLORIDA

NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

R. Use of Estimates

The financial statements and related disclosures are prepared in conformity with accounting principles generally accepted in the United States of America. Management is required to make estimates and assumptions that affect the reported amounts of assets/deferred outflows of resources, liabilities/deferred inflows of resources, and the disclosures of contingent balances as of the date of the financial statements, as well as revenue and expenses during the period reported. Although these estimates are based on management's knowledge of current events and actions it may undertake in the future, they may ultimately differ from actual results.

NOTE 2. PROPERTY TAXES

Under Florida Law, the assessment of all properties and the collection of all county, municipal and school board property taxes are consolidated in the offices of the County Property Appraiser and County Tax Collector. The laws of the State regulating tax assessments are also designed to assure a consistent property valuation method statewide. State statutes permit municipalities to levy property taxes at a rate of up to 10.0 mills. The fiscal year 2025 millage rate assessed by the Village was 2.1439 mills.

The tax levy of the Village is established by the Village Council prior to October 1 each year and the County Property Appraiser incorporates the millage into the total tax levy, which includes Miami-Dade County (the County), Miami-Dade County School Board and special taxing districts.

All property is reassessed according to its fair value as of January 1 each year. Each assessment roll is submitted to the Executive Director of the State Department of Revenue for review to determine if the rolls meet all of the appropriate requirements of State statutes.

All real and tangible personal property taxes are due and payable on November 1 each year or as soon as practicable thereafter as the assessment roll is certified by the County Property Appraiser. The County mails to each property owner on the assessment roll a notice of the taxes due and the County also collects the taxes for the Village. Taxes may be paid upon receipt of such notice from the County, with discounts at the rate of 4% if paid in the month of November, 3% if paid in the month of December, 2% if paid in the month of January and 1% if paid in the month of February. Taxes paid during the month of March are without discount, and all unpaid taxes on real and tangible personal property become delinquent on April 1 of the year following the year in which taxes were assessed. Procedures for the collection of delinquent taxes by the County are provided for in the laws of Florida. There were no significant delinquent property taxes as of September 30, 2025, however the Village continues to experience the effects of the Value Adjustment Board's action on appealing assessment values, which directly impacts the collection of budgeted property tax revenue.

BAL HARBOUR VILLAGE, FLORIDA

NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 3. DEPOSITS AND INVESTMENTS

At September 30, 2025, cash and investments of the primary government and the fiduciary funds consisted of the following:

	<u>Balance</u>
Primary Government	
Cash and cash equivalents	\$ 58,455,075
Investments	38,440,485
Total cash, cash equivalents and investments	<u>\$ 96,895,560</u>
Fiduciary Funds	
Cash and cash equivalents	\$ 304,259
Investments	67,818,307
Total cash, cash equivalents and investments	<u>\$ 68,122,566</u>

Deposits

The carrying amounts of the Village's cash deposits were \$11,819,657 as of September 30, 2025. In addition to insurance provided by the Federal Depository Insurance Corporation (FDIC), all deposits are held in banking institutions approved by the State Treasurer of the State of Florida to hold public funds. Under Florida Statutes Chapter 280, *Florida Security for Public Deposits Act*, the State Treasurer requires all Florida qualified public depositories to deposit with the Treasurer or another banking institution eligible collateral. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses. Accordingly, all amounts reported as deposits are deemed as insured or collateralized.

Investments - Other Than Pension Funds

Village administration is authorized to invest in those instruments authorized by the Florida statutes, including the Florida PRIME administered by the Florida State Board of Administration (State Treasurer's Investment Pool); the Local Government Surplus Funds Trust Fund or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act of 1969; Security and Exchange Commission registered money market funds with the highest credit quality ratings from a nationally recognized rating agency; interest bearing time deposits or savings accounts in qualified public depositories (as defined in Section 280.02, Florida Statutes) and direct obligations of the U.S. Treasury.

BAL HARBOUR VILLAGE, FLORIDA

NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 3. DEPOSITS AND INVESTMENTS (Continued)

The State Board of Administration (SBA) administers the Florida PRIME, which is governed by Chapter 19-7 of the Florida Administrative Code and Chapters 218 and 215 of the Florida Statutes. These rules provide guidance and establish the policies and general operating procedures for the administration of the Florida PRIME. The Florida PRIME is not a registrant with the Securities and Exchange Commission (SEC); however, the SBA has adopted operating procedures which permits the use of money market funds in order to maintain a constant net asset value (NAV) of \$1 per share. The fair value of the position in the Florida PRIME is equal to the value of the pool shares. The Florida PRIME pool is operating in a manner consistent with SEC rules of 2a-7 funds. The investments in Florida PRIME are not insured by FDIC or any other governmental agency. Financial statements for the Florida Prime can be obtained on their website: prime.sbafla.com.

As of September 30, 2025, the Village had the following investments:

Investment Type	Fair Value	Weighted Average Duration (Years)	Credit Rating
Florida PRIME	\$ 39,627,776	0.20	AAAm
United States Treasury Notes	38,440,485	3.50	AA1
Money market mutual funds	7,413,523	Daily	AA1
Total	\$ 85,481,784		

Note: Florida PRIME and the money market mutual funds are included as cash equivalents in the financial statements.

As of September 30, 2025, the Village's investments were categorized as follows:

Investment Type	Amount	Level 1	Level 2
United States Treasury Notes	\$ 38,440,485	\$ -	\$ 38,440,485

Investments not at fair value:

Florida PRIME (Measured at NAV)	39,627,776
Money market mutual funds (measured at amortized cost)	7,413,523
	\$ 85,481,784

BAL HARBOUR VILLAGE, FLORIDA

NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 3. DEPOSITS AND INVESTMENTS (Continued)

Interest Rate Risk

The dollar weighted average days to maturity (WAM) of the Florida PRIME at September 30, 2025, was 47 days. Next interest rate reset dates for floating rate securities are used in the calculation of the WAM. The pool's guidelines allow for the purchase of only money-market assets at least 50% rated 'A-1+' by Standard & Poor's and no more than 50% rated 'A-1', such as U.S. Treasury and U.S. agency obligations, corporate obligations including commercial paper and asset backed commercial paper; municipal securities; bank obligations; and money-market mutual funds. In accordance with its investment policy, as a general rule the Village manages its exposure to declines in fair values by limiting the maximum maturity length of investments to three years. The years to maturity of each debt security held is disclosed previously in the notes to the financial statements.

Credit Risk

The Village does not have an investment policy for credit risk. Village administration is authorized to invest in those instruments authorized by the Florida statutes, including the Florida PRIME administered by the Florida State Board of Administration (State Treasurer's Investment Pool). The credit rating of each debt security held, is disclosed previously in the notes to the financial statements.

Concentration of Credit Risk

The Village structures its investment mix in a manner to control the risk of loss resulting from concentration of assets to a specific maturity, instrument, issue, dealer, or bank through which these securities are bought and sold. As of September 30, 2025, other than US Treasury securities which are not considered to have concentration risk, the value (at the time a security is purchased) of each position held in any single issuer within the Village's portfolio is less than 5% of total Investments.

Custodial Credit Risk

Custodial credit risk is the risk that in the event of the failure of the counterparty, the government will not be able to recover the value of its investments that are in the possession of an outside party. The Village requires that investments being held by a third-party custodian be properly designated as an asset of the Village and be held in the Village's name. The Village is in compliance with this policy at year end.

BAL HARBOUR VILLAGE, FLORIDA

NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 3. DEPOSITS AND INVESTMENTS (Continued)

Investments - General Employees' Pension Plan

Policy

The Plan maintains a master custodial agreement whereby the investment securities are held in the plan's name by a financial institution acting as the Plan's agent.

The Board of Trustees of the Bal Harbour Village General Employees' Pension Plan & Trust (the Plan) adopted an amended Investment Policy on April 18, 2024. The Board of Trustees has opted to invest in index funds, actively managed hedge strategy & infrastructure mutual funds, and actively managed real estate fund with a 1933 Act Non-Traded Perpetual Life REIT structure. All of these investments are permitted in the Investment Policy Statement. The policy defines the scope of control of the Board, the investment objectives, performance measurements, investment and fiduciary standards, authorized investments, maturity and liquidity requirements, portfolio composition, risk and diversification, target asset mixes and permitted ranges, expected annual rates of return and other investment requirements.

The Plans' investments are categorized as follows according to the GASB 72 fair value level hierarchy as of September 30, 2025:

Investment Type	Balance	General Employees Fair Value Measurements Using		
		Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Unobservable Inputs (Level 3)
Investment by Fair Value Level				
Mutual funds:				
Bond index funds	\$ 6,660,765	\$ 6,660,765	\$ -	\$ -
Large cap domestic stock	14,723,913	14,723,913	-	-
Mutual funds	1,429,470	1,429,470	-	-
Foreign stocks	2,925,148	2,925,148	-	-
Foreign bonds	175,000	-	-	175,000
Total Investments at Fair Value	25,914,296	25,739,296	-	175,000
Investments not at Fair Value				
Real estate investments (measured at NAV)	982,017			
Infrastructure investments (measured at NAV)	1,406,998			
Money market funds (measured at amortized cost)	159,168			
Total Investments	\$ 28,462,479			

Alternative real-estate and infrastructure investments in the limited partnership are valued at NAV per share, as provided by the investment fund manager. The Plan is permitted to establish the fair value of an investment in a nongovernmental entity that does not have a readily determinable fair value by using the NAV per share (or its equivalent), such as member units or an ownership interest in partners' capital to which a proportionate share of net assets is attributed.

BAL HARBOUR VILLAGE, FLORIDA

NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 3. DEPOSITS AND INVESTMENTS (Continued)

Investments - General Employees' Pension Plan (Continued)

The fair value of the Plan's investment in real-estate and infrastructure investments are measured using the NAV per share (or equivalent) valuation technique in accordance with GASB 72. The Plan's fair value of its investment in real-estate and infrastructure investments was \$982,017 and \$1,406,998, respectively, as of September 30, 2025, and there are no unfunded commitments. The Plan may request redemption of its holdings in the real estate fund monthly, provided the Plan has no unfunded commitments outstanding. The infrastructure fund redemptions can be requested daily.

The real-estate investment is a balanced portfolio of high-quality real estate assets spanning four major U.S. Property types. The objective of the Fund is to deliver consistent monthly income and capture long-term value appreciation across the portfolio.

The infrastructure investment is a balanced portfolio of U.S. and non-U.S equity securities issued by infrastructure companies including utilities, pipelines, toll roads, airports, railroads, marine ports, telecommunications companies, and other infrastructure companies. The investment objective of the Fund is to seek to achieve total return through investments in these assets.

Interest Rate Risk

Interest rate risk refers to the portfolio's exposure to fair value losses arising from increasing interest rates. The Plan does not have a formal investment policy that limits investment maturities as a means managing its exposure to market value losses arising from changing interest rates. The portfolio's current fixed income exposure is through investments in mutual funds; however, the investment policy also permits use of separately managed accounts.

As of September 30, 2025, the Plan had the following fixed income investments and maturities:

	Fair Value	Investment Maturities (In Years)			
		Less Than 1	1-5	6-10	More than 10 years
Mutual Funds:					
Bond index funds	\$ 6,660,765	\$ -	\$ 3,342,378	\$ 3,318,387	\$ -
Foreign bonds	175,000	50,000	125,000	-	-
Total Investments	\$ 6,835,765	\$ 50,000	\$ 3,467,378	\$ 3,318,387	\$ -

Credit Risk

Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. The majority (over 85%) of the portfolio's investments are in index funds. Therefore, the portfolio bears similar credit risk to the aggregate market.

BAL HARBOUR VILLAGE, FLORIDA

NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 3. DEPOSITS AND INVESTMENTS (Continued)

Concentration of Credit Risk

The majority (approximately 85%) of the portfolio's investments are in index mutual funds. Therefore, the majority of the portfolio represents the total diversification provided in the markets that the index funds mirror. The remaining approximately 15% of the portfolio is invested in alternative investment assets (hedge strategy, infrastructure, and real estate) that have lower correlations to the traditional equities & fixed income.

Custodial Credit Risk

Custodial credit risk is the risk that in the event of the failure of the counterparty, the Plan will not be able to recover the value of its investments that are in the possession of an outside party. The Plan requires that investments being held by a third-party custodian be properly designated as an asset of the Plan and be held in the Plan's name.

Investments - Bal Harbour Police Officer's Pension Plan

The Plan's investment policy establishes asset classes and stipulates the following maximum portfolio percentages as of September 30, 2025:

Authorized Investments	Allowable Range %	Target %
Domestic Equity	45% - 65%	50%
Fixed Income	10% - 35%	25%
Foreign Securities	5% - 15%	10%
Private Real Estate	0% - 20%	15%

BAL HARBOUR VILLAGE, FLORIDA

NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 3. DEPOSITS AND INVESTMENTS (Continued)

The Plans' investments are categorized as follows according to the GASB 72 fair value level hierarchy as of September 30, 2025:

Police Plan			
Fair Value Measurements Using			
	Balance	Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)
Investments by Fair Value Level			
Fixed income securities:			
U.S. government obligations	\$ 7,687,289	\$ 4,906,505	\$ 2,780,784
Corporate bonds	3,251,136	-	3,251,136
Foreign bonds	78,286	78,286	-
Total Fixed Income Securities	11,016,711	4,984,791	6,031,920
Equity securities:			
Large cap domestic stock	11,764,533	11,764,533	-
Foreign stocks	5,095,837	5,095,837	-
Mutual Funds	9,419,145	9,419,145	-
Total Equity securities	26,279,515	26,279,515	-
Total Investments at Fair Value	37,296,226	31,264,306	6,031,920
Investments not at Fair Value			
Real estate investments (measured at NAV)	1,507,559		
Money market funds (measured at amortized cost)	552,043		
Total Investments	\$ 39,355,828		

Custodial Risk

Custodial credit risk is defined as the risk that the Plan may not recover cash and investments held by another party in the event of financial failure. The Plan maintains a master custodian agreement, whereby the investment securities are held by a financial institution acting as the Plan's agent. Custodial credit risk is limited since investments are held in independent custodial safekeeping accounts and in the name of the Plan.

Interest Rate Risk

Interest rate risk refers to the portfolio's exposure to fair value losses arising from increasing interest rates. Interest rate risk disclosures are required for all debt investments, as well as investments in mutual funds, external investment pools and other pooled investments that do not meet the definition of a 2a7-like pool. The Plan's investment policy does not currently set a parameter on the duration of its fixed income securities. As of September 30, 2025, the Police Officer's Pension Plan had the following fixed income investments and maturities:

	Fair Value	Investment Maturities (In Years)			
		Less Than 1	1-5	6-10	More than 10 years
U.S. government obligations	\$ 7,687,289	\$ 1,400,850	\$ 2,626,434	\$ 879,222	\$ 2,780,783
Corporate bonds	3,251,136	150,211	1,701,234	1,399,691	-
Foreign bonds	78,286	-	78,286	-	-
Total Investments	\$ 11,016,711	\$ 1,551,061	\$ 4,405,954	\$ 2,278,913	\$ 2,780,783

BAL HARBOUR VILLAGE, FLORIDA

NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 3. DEPOSITS AND INVESTMENTS (Continued)

Credit Risk

Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. The Police Officer's Pension Plan's investment policy limits fixed income investments to a rating no lower than Standard & Poor's BBB or Moody's Baa. This Plan's fixed income investments had the following Standard & Poor's or Moody's ratings:

Rating	2025	
	Fair Value	
AA+	\$	7,687,289
A+		524,424
A		442,186
A-		753,708
BBB+		673,331
BBB		800,641
BBB-		135,132
	\$	11,016,711

Concentration of Credit Risk

The Plans' investment policy stipulates that not more than 5% of Plan assets can be invested in the common stock of any one issuing company. As of September 30, 2025, investment in the following Exchanged Traded Funds represented more than 5% of the Plan's net position: Vanguard Russell 1000 Growth (23.9%).

NOTE 4. RECEIVABLES AND LEASE RECEIVABLE

Receivables as of year-end for the government's individual major funds and non-major funds, including any applicable allowances for uncollectible accounts are as follows:

	Major Funds			Nonmajor Funds	Total
	General Fund	Resort Tax Fund	Water and Sewer Fund		
Receivables:					
Taxes and assessments	\$ -	\$ 194,294	\$ -	\$ -	\$ 194,294
Accounts	192,703	838	700,744	220	894,505
Gross receivables	192,703	195,132	700,744	220	1,088,799
Less allowance for uncollectible	-	-	-	-	-
Net receivables	\$ 192,703	\$ 195,132	\$ 700,744	\$ 220	\$ 1,088,799

The Village is a lessor of commercial property that was conveyed to the Village through a development agreement during the fiscal year ended September 30, 2020. The lease is accounted for in accordance with applicable lease accounting standards.

BAL HARBOUR VILLAGE, FLORIDA

NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 4. RECEIVABLES AND LEASE RECEIVABLE (Continued)

At September 30, 2025, the Village reported a lease receivable of \$1.7 million and a corresponding deferred inflow of resources of \$1.6 million related to this lease. For the year ended September 30, 2025, the Village recognized lease revenue of \$0.7 million.

The commercial property lease agreement originated in December 2007 and includes renewal options consisting of successive five-year terms (with an annual rent increase of 1.5%) through December 2037. Upon renewal, lease payments for each option period are subject to adjustment based on the fair market value of the leased property at the time of renewal. The current five-year renewal term ends in December 2027.

The following is a schedule of future lease payments that are included in the measurement of the lease receivable:

Fiscal Years Ending September 30:	Principal	Interest	Total
2026	\$ 743,091	\$ 1,078	\$ 744,169
2027	754,852	480	755,332
2028	189,509	25	189,534
	<u>\$ 1,687,452</u>	<u>\$ 1,583</u>	<u>\$ 1,689,035</u>

BAL HARBOUR VILLAGE, FLORIDA

NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 5. CAPITAL ASSETS

Capital asset activity for the governmental activities for the fiscal year ended September 30, 2025, follows:

Governmental activities:	Beginning Balance	Increases	Decreases	Transfers	Ending Balance
Capital assets not being depreciated:					
Land	\$ 32,028,959	\$ -	\$ -	\$ -	\$ 32,028,959
Land easements	29,000,000	-	-	-	29,000,000
Construction in progress	24,854,910	1,745,971	-	(22,352,851)	4,248,030
Total capital assets not being depreciated	85,883,869	1,745,971	-	(22,352,851)	65,276,989
Capital assets being depreciated:					
Buildings	4,912,965	-	-	20,144,046	25,057,011
Improvements other than buildings	3,281,732	-	-	-	3,281,732
Right-to-use leased asset	79,517	-	-	-	79,517
Furniture, fixtures and equipment	4,555,360	835,770	(109,378)	2,208,805	7,490,557
SBITA	352,043	-	-	-	352,043
Total capital assets being depreciated	13,181,617	835,770	(109,378)	22,352,851	36,260,860
Less accumulated depreciation for:					
Buildings	(1,927,023)	(639,879)	-	-	(2,566,902)
Improvements other than buildings	(1,657,232)	(187,169)	-	-	(1,844,401)
Right-to-use leased asset	(61,805)	(16,384)	-	-	(78,189)
Furniture, fixtures and equipment	(2,656,798)	(478,017)	109,378	-	(3,025,437)
SBITA	(126,895)	(117,347)	-	-	(244,242)
Total accumulated depreciation	(6,429,753)	(1,438,796)	109,378	-	(7,759,171)
Total capital assets being depreciated, net	6,751,864	(603,026)	-	22,352,851	28,501,689
Governmental activities capital assets, net	\$ 92,635,733	\$ 1,142,945	\$ -	\$ -	\$ 93,778,678

BAL HARBOUR VILLAGE, FLORIDA

NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 5. CAPITAL ASSETS (Continued)

Capital asset activity for the business-type activities for the fiscal year ended September 30, 2025, follows:

Business-type activities:	Beginning Balance	Increases	Decreases	Transfers	Ending Balance
Capital assets not being depreciated:					
Land	\$ 6,545,190	\$ -	\$ -	\$ -	\$ 6,545,190
Construction in progress	8,134,438	2,564,229	-	(6,760,748)	3,937,919
Total capital assets not being depreciated	14,679,628	2,564,229	-	(6,760,748)	10,483,109
Capital assets being depreciated:					
Buildings	1,091,429	-	-	-	1,091,429
Furniture, fixtures and equipment	160,316	31,656	-	-	191,972
Water/sewer system	21,508,886	32,536	-	6,760,748	28,302,170
Right to use leased equipment	24,455	-	-	-	24,455
Total capital assets being depreciated	22,785,086	64,192	-	6,760,748	29,610,026
Less accumulated depreciation for:					
Buildings	(86,407)	(27,284)	-	-	(113,691)
Furniture, fixtures and equipment	(62,889)	(13,466)	-	-	(76,355)
Water/sewer system	(4,039,887)	(578,064)	-	-	(4,617,951)
Right to use leased equipment	(17,262)	(5,754)	-	-	(23,016)
Total accumulated depreciation	(4,206,445)	(624,568)	-	-	(4,831,013)
Total capital assets being depreciated, net	18,578,641	(560,376)	-	6,760,748	24,779,013
Business-type activities capital assets, net	\$ 33,258,269	\$ 2,003,853	\$ -	\$ -	\$ 35,262,122

BAL HARBOUR VILLAGE, FLORIDA

NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 5. CAPITAL ASSETS (Continued)

Depreciation expense for the fiscal year ended September 30, 2025, was charged to functions/programs as follows:

Governmental activities:	
General government	\$ 1,004,403
Public safety	161,500
Road, streets, and parks	200,013
Tourism development	72,880
Total depreciation expense - governmental activities	\$ 1,438,796
Business-type activities:	
Water and sewer	\$ 624,568

NOTE 6. ADMINISTRATIVE CHARGES

The General Fund charges other funds an administrative charge for services provided during the year. Amounts charged to each fund for the fiscal year ended is presented below.

Resort Tax Fund	Security District Fund	Water and Sewer Fund	Total
\$ 45,000	\$ 50,000	\$ 75,000	\$ 170,000

NOTE 7. LONG-TERM DEBT

On October 18, 2011, the Village issued the Capital Improvement Revenue Bonds, Series 2011 Bonds (Bonds) in the amount of \$10,000,000. 96.5% of this debt was allocated to the water and sewer fund and 3.5% was allocated to the governmental activities. The Bonds bear interest on the outstanding principal balance from their date of issuance payable semi-annually on each March 31, September 30 (the Interest Payment Dates) at an interest rate equal to 63% of the 10-Year H-15 Swap Index, plus 1.05% (the Fixed Rate). As used herein, "10-Year H-15 Swap Index" means the most recent rate designated as the 10-year interest rate swap rate under the H.15 Selected Interest Rates published by the Federal Reserve. The interest rate as of September 30, 2025 on the Bonds was 4.22%.

The Village pledged, assigned and granted a security interest in the Local Government Half-Cent Sales Tax, the Municipal Revenue Sharing and the Alcoholic Beverage License Tax Revenues in order to secure the principal of and interest on the Bonds. To the extent these revenues are insufficient to pay principal of and interest on the Bonds when due, the Village agrees to appropriate in its annual budget, if necessary, non-ad valorem revenues lawfully available in each fiscal year, amounts sufficient to pay the principal and interest due on the Bonds in accordance with the terms during such fiscal year.

BAL HARBOUR VILLAGE, FLORIDA

NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 7. LONG-TERM DEBT (Continued)

On April 23, 2020, the Village issued the Series 2020 Utility Revenue Note in the amount of \$8,096,000. The Note bears interest on the outstanding principal balance from their date of issuances, payable semiannually on each March 31 and September 30 (the Interest Payment Dates) at an interest rate equal to 1.29% per annum. The Village pledged that it will charge such rates, fees and other charges of the Utility System to maintain Pledged Revenues equal to at least 1.10 times the Maximum Annual Debt Service on the Note and any other Utility System Parity Debt.

The debt outstanding at September 30, 2025, consists of the following:

Debt	Purpose of Issue	Amount Issued	Amount Outstanding	Interest Rate	Maximum Annual Debt Service
Series 2011 Revenue Bond	To Fund Water and sewer projects	\$ 10,000,000	\$ 726,176	1.040%	\$ 744,326
Series 2020 Utility Note	To Fund Water and sewer projects	\$ 8,096,000	\$ 5,371,000	1.290%	\$ 636,285

The Village's bond and note are secured by a pledge of specific revenues. Total pledged revenues to repay the principal and interest of those liabilities as of September 30, 2025 are as follows:

Revenue Bond:

Current revenue pledged	\$424,649
Current debt service	\$753,289
Total future revenue pledged	\$744,326
Description of debt	Bal Harbour Village, Florida Capital Improvement Revenue Bonds, Series 2011
Purpose of debt	To fund water and sewer projects
Term of commitment	2011 - 2026
Percentage of debt service to pledged revenue (current year)	177%

BAL HARBOUR VILLAGE, FLORIDA

NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 7. LONG-TERM DEBT (Continued)

Note Payable:

Current revenue pledged	\$642,900
Current debt service	\$635,497
Total future revenue pledged	\$5,723,350
Description of debt	Bal Harbour Village, Florida Series 2020 Utility Note
Purpose of debt	To fund water and sewer projects
Term of commitment	2011 - 2034
Percentage of debt service to pledged revenue (current year)	99%

Long-term liabilities activity for the fiscal year ended September 30, 2025, for governmental and business-type activities follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental activities:					
Revenue bonds - Direct Placement	\$ 50,518	\$ -	\$ (25,101)	\$ 25,417	\$ 25,417
Obligations under leases and SBITA	81,054	-	(51,242)	29,812	29,812
Compensated absences *	1,219,849	196,769	-	1,416,618	1,129,024
Total OPEB liability	985,406	135,757	(77,407)	1,043,756	81,856
Net pension liability - defined benefit plans	14,507,324	-	(6,831,065)	7,676,259	-
Net pension liability - excess benefit plan	1,761,242	-	(221,028)	1,540,214	-
Total governmental activities, long-term liabilities	\$ 18,605,393	\$ 332,526	\$ (7,205,843)	\$ 11,732,076	\$ 1,266,109
Business-type activities:					
Revenue bonds - Direct Placement	\$ 1,392,869	\$ -	\$ (692,110)	\$ 700,759	\$ 700,759
Note payable - Direct Placement	5,930,000	-	(559,000)	5,371,000	567,000
Obligations under leases	7,213	-	(5,773)	1,440	1,440
Compensated absences *	60,581	36,480	(34,783)	62,278	48,028
Net pension liability - defined benefit plans	438,783	-	(186,131)	252,652	-
Total business-type activities, long-term liabilities	\$ 7,829,446	\$ 36,480	\$ (1,477,797)	\$ 6,388,129	\$ 1,317,227

(*) - The change in compensated absences above is the net change for the year.

The Village's outstanding revenue bonds include a provision that, upon an event of default, all outstanding amounts become immediately due if the Village fails to make required payments. The Village's outstanding note payable contains a provision that in the event of default, the interest rate shall be the then current interest rate on the Note at the time of the event of default plus 2%, provided such interest rate is not in excess of the maximum rate permitted by law.

BAL HARBOUR VILLAGE, FLORIDA

NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 7. LONG-TERM DEBT (Continued)

For governmental activities, the general fund liquidates the leases, SBITAs, pensions, and other post-employment benefits liabilities.

The following is the summary of the annual debt service requirements to maturity:

Revenue Bond - Direct Placement:

Fiscal Years Ending September 30:	Principal	Interest	Total
2026	\$ 726,176	\$ 18,150	\$ 744,326
	\$ 726,176	\$ 18,150	\$ 744,326

Note payable - Direct Placement:

Fiscal Years Ending September 30:	Principal	Interest	Total
2026	\$ 567,000	\$ 69,285	\$ 636,285
2027	574,000	61,972	635,972
2028	581,000	54,567	635,567
2029	589,000	47,072	636,072
2030	596,000	39,474	635,474
2031 - 2034	2,464,000	79,980	2,543,980
	\$ 5,371,000	\$ 352,350	\$ 5,723,350

The Village leases certain assets from various third parties. The assets leased include vehicles and equipment. Payments are generally fixed monthly with any related operating costs excluded from the lease liability. Lease asset activity of the Village is included in Note 5.

The Village obtains the right to use vendors' information technology software through various long-term contracts. Payments are generally fixed monthly.

The future principal and interest lease and SBITA liability balances as of September 30, 2025, were as follows:

Years Ending September 30:	Leases	SBITA	Total
2026	\$ 2,777	\$ 30,000	\$ 32,777
Total lease and SBITA payments	2,777	30,000	32,777
Less amount representing interest	(7)	(1,518)	(1,525)
Lease and SBITA payable	\$ 2,770	\$ 28,482	\$ 31,252

BAL HARBOUR VILLAGE, FLORIDA

NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 8. EMPLOYEE RETIREMENT PLANS

A. DEFINED BENEFIT PLANS

The following brief descriptions of the Retirement Plans are provided for general information purposes only. Participants should refer to the Plan documents for more complete information.

Summary of Significant Accounting Policies

Basis of Accounting

The Plans' financial statements are prepared using the accrual basis of accounting. Employee contributions are recognized as revenues in the period in which the contributions are due. Village contributions are recognized as revenue when due pursuant to legal requirements. Benefits and refunds are recognized when due and payable in accordance with the terms of the Plans. Interest and other income are recorded as earned and dividend income is recorded as of the ex-dividend date.

For the purposes of measuring the net pension liability, deferred outflows of resources, deferred inflows of resources and pension expense, the fiduciary net position of the Plans and additions to/deductions from the Plans' fiduciary net position have been determined on the same basis as they are reported by the Plans.

Plan Descriptions

The Village, as a single employer, maintains two Public Employee Retirement Systems (PERS) defined benefit pension plans covering substantially all full-time employees and an unfunded excess benefits plan. On October 1, 1955, the Village established the Bal Harbour Village Employees' Pension Trust (General Employees' Plan). In fiscal year ended September 30, 2000, the police officers of the Village elected to form their own plan (Police Officer's Pension Plan) in order to continue receiving Section 185 monies from the State of Florida. The Police Officers' Pension Plan was effectively closed October 1, 2017, all full-time officers sworn in after that date are members of the Florida Retirement System (FRS). To fund benefits owed by employment contracts that cannot be funded through either defined benefit plan, the Village also established the Bal Harbour Village Excess Benefit Plan (Excess Benefit Plan) in year 2006. The Excess Benefit Plan is not included in a trust and no assets are accumulated in a trust to pay benefits of the Plan.

The pension plans are considered to be part of the Village's financial reporting entity and are included in the Village's financial statements as pension trust funds. The Bal Harbour Police Officers' Pension Trust (Police Officer's Pension Plan) issues a publicly available financial report that includes the financial statements and required supplementary information. The report may be obtained by writing to the Plan Administrator at rickrivera@pensionfl.com or calling (786) 303-3488. The General Employees' Plan and Excess Benefit Plan do not issue separate financial statements.

BAL HARBOUR VILLAGE, FLORIDA

NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 8. EMPLOYEE RETIREMENT PLANS (Continued)

The Police Officer’s Pension Plan received a favorable IRS Determination on April 20, 2016, and subsequently on September 18, 2016, the General Employees’ Plan received the same. This indicates that both Plans are designed and are currently being operated in compliance with the applicable sections of the Internal Revenue Code. Effective October 1, 2025, a new bargaining agreement was reached with the Police Benevolent Association (PBA).

The Excess Benefit Plan is a qualified governmental excess benefit plan established in accordance with Section 415 of the Internal Revenue Code. The purpose of this Plan is to provide retirement benefits to employees covered by either or both of the Village’s defined benefit plans whose benefits are otherwise limited by IRC §415.

Plan membership consisted of the following. The most recent actuarial valuation date for the General Employees’ Plan and Police Officer’s Pension Plan is October 1, 2023 respectively, and the actuarial valuation date is September 30, 2025 for the Excess Benefit Plan:

	General	Police Officer's	Excess Benefit
Inactive plan members and beneficiaries currently receiving benefits	36	28	1
Inactive plan members entitled to but not yet receiving benefits	11	-	-
Active plan members	53	12	-
Total members	<u>100</u>	<u>40</u>	<u>1</u>

General Employees’ Plan

The benefit provisions and all other requirements of the General Employees’ Plan are established by Village Ordinance No. 447, as amended and restated on April 11, 2022, and are summarized as follows:

The Plan is administered by a Board of Trustees comprised of members of the Village Council and two General Employees.

Vesting

Benefits are fully vested after 10 years of credited service.

BAL HARBOUR VILLAGE, FLORIDA

NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 8. EMPLOYEE RETIREMENT PLANS (Continued)

General Employees' Plan (Continued)

Eligibility for Participation

Full-time employees hired before May 1, 2022, are eligible for benefits under the plan after completing one year of continuous employment from the anniversary date of the Plan, which is October 1. Full-time employees hired on or after May 1, 2022 are eligible for benefits under the plan. Eligibility for benefits under the plan were extended to include the Village Manager who was serving on May 1st, 2022; and members of the Village Council serving on May 1st, 2022 and elected to council thereafter.

Eligibility for Retirement

The Plan provides for normal retirement as follows:

Full-time employees hired before May 1, 2022; and the Village Manager who is serving on May 1, 2022 following the earlier of:

- a) Age 57, regardless of credited service,
- b) Age 55, having completed 25 years of credited service or
- c) 30 years of credited service regardless of age.

Full-time employees hired on or after May 1, 2022 following the earlier of:

- a) Age 62, with 5 years of service, or
- b) Age 60 with 25 years of service.

Members of the Village Council serving on May 1st, 2022 and elected to council thereafter following the earlier of:

- a) Age 57, with 8 years of service, or
- b) 20 years of credited service regardless of age.

Annual Retirement Benefit

The monthly retirement benefit for full-time employees hired before May 1, 2022 is equal to 3% of final average compensation (FAC) (average of the highest 36 consecutive months of compensation, as defined, during the 10 years immediately preceding retirement or termination) times completed years and months of continuous employment. The monthly retirement benefit for full-time employees hired on or after May 1, 2022 is equal to 2.5% of FAC (average of the highest 60 consecutive months of compensation, as defined, during the 10 years immediately preceding retirement or termination) times completed years and months of continuous employment.

BAL HARBOUR VILLAGE, FLORIDA

NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 8. EMPLOYEE RETIREMENT PLANS (Continued)

General Employees' Plan (Continued)

The monthly retirement benefit for the Village Manager is equal to 8% of FAC times credited service up to 5 years after May 1, 2022; and 4% of FAC in excess of 5 years. The monthly retirement benefit for Council Members is equal to 4% of FAC times credited service, but not more than 48%, if retiring with less than 20 years of service. The benefit payable to any council member who completes 20 consecutive years of employment as a Council member shall be 50% of FAC in accordance with section 112.048, Florida Statutes.

Cost of Living Adjustment

Retired participants hired before May 1, 2022 and elected to council thereafter, except those who elect to take a lump sum distribution, will receive a 2.50% compounded annual COLA; commencing on the one-year anniversary of the retirement date or DROP entry, whichever occurs first and will continue to be paid each year thereafter. Retired full-time participants hired after May 1, 2022, except those who elect to take a lump sum distribution, will receive a 1.25% compounded annual COLA; commencing on the fifth-year anniversary of the retirement date or DROP entry, whichever occurs first and will continue to be paid each year thereafter. To receive the COLA an employee must be or become an active participant on or after March 21, 2006.

Target Asset Mix

The Policy establishes the following Target Asset Mix for the plan:

<u>Asset Class</u>	<u>Target Allocation</u>
Domestic Equity	50%
Domestic Bonds	25%
International Equity	10%
Other (FofHF, Infrastructure, Private Real Estate)	15%
	<u>100%</u>

Other Benefits

The system also provides for optional retirement benefits, early retirement, deferred retirement, disability retirement and death benefits.

Contributions and Funding Policy

Full-time employees are required to contribute 8% of their annual compensation, to be deposited each pay period. The Village is required to contribute the amount in excess of employee contributions to pay the annual pension cost. The pension board establishes the required employee contribution. There is no contribution requirement for the Village Manager nor Council Members. The required employer contribution is actuarially determined as of October 1 of each year. The required employer contribution for the fiscal year ended September 30, 2025 was \$1,972,788 and was 44.40% of covered-employee payroll.

BAL HARBOUR VILLAGE, FLORIDA

NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 8. EMPLOYEE RETIREMENT PLANS (Continued)

General Employees' Plan (Continued)

If any employee leaves covered employment or dies before ten years of credited service, accumulated employee contributions are refunded to the employee or the designated beneficiary.

Rate of Return

For the year ended September 30, 2025, the annual money-weighted rate of return on pension investments, net of pension plan investment income was 11.14%.

The money-weighted rate of return expresses investment performance, net of investment expense, adjusted for the changing amounts actually invested. Inputs to the dollar-weighted rate of return (loss) calculation are determined on a monthly basis.

Deferred Retirement Option Program

The Plan has a Deferred Retirement Option Program (DROP) for participants who are eligible to receive normal retirement. Council Members do not participate in the DROP. Eligible members may apply to participate by applying to the Board. Upon a member's election to participate in the DROP, that member shall be considered retired. Monthly retirement benefits that would have been payable had the member retired without electing the DROP will be paid into the DROP and credited to the retired member who may not receive any of these amounts until they actually sever employment with the Village. Upon separation from service with the Village, the entire DROP balance is made to or for the benefit of the participant as a lump sum distribution. Payments into the DROP will earn the same return as earned by the remainder of the Plan assets or a fixed rate of 4% at the option of the participant. This option can be changed every year prior to December 1st for the following calendar year. If they do not make a choice, the default option is the fixed rate of 4%.

At September 30, 2025, there were 2 members who were enrolled under the DROP. The total liability for the members DROP account as of September 30, 2025 was \$214,792. This amount is included in the total investment balance and the net position presented on the statement of fiduciary net position.

BAL HARBOUR VILLAGE, FLORIDA

NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 8. EMPLOYEE RETIREMENT PLANS (Continued)

Police Officer's Pension Plan

The Police Officer's Pension Plan was established to account for the pension for the Village's police officers. The Plan is considered part of the Village's financial reporting entity and is included in the Village's financial statements as a pension trust fund. Benefit and contribution provisions are established by Village ordinance and may be amended only by the Board of Trustees, subject to approval of the Village Council. The Plan was available to full-time sworn Police Officers from date of employment, including probationary period. Participation was mandatory as a condition of employment, except for the Police Chief, who may opt out. The Police Officers' Pension Plan was effectively closed October 1, 2017, all full-time officers sworn in after that date are members of the Florida Retirement System.

The Plan is administered by a Board of Trustees comprised of:

- a. Two Village residents appointed by the Village Council.
- b. Two Police Officers elected by a majority of Police Officers.
- c. A fifth member elected by the Board and appointed (as a ministerial duty) by the Village Council.

The benefit provisions and all other requirements of the Plan are established by Village Ordinance No. 474, as amended, and are summarized as follows:

Contributions and Funding Policy

Employees contribute 10% of their compensation. The Village is required to contribute the amount in excess of employee contributions to pay the annual pension cost. The Village Council, through establishment or modification of enabling legislation, establishes the required employee contribution. The required employer contribution, which is a percentage of annual covered payroll and includes amounts contributed by the State pursuant to Chapter 175, Florida Statutes, is actuarially determined as of October 1st of each year. The annual required employer contribution for the fiscal year ended September 30, 2025, was determined based on the October 1, 2023 actuarial valuation and was 96.78% of covered payroll. The employer and state contribution for the fiscal year ended September 30, 2025 was \$1,409,333 and \$108,434, respectively.

If any employee leaves covered employment or dies before ten years of credited service, accumulated employee contributions are refunded to the employee or the designated beneficiary.

Benefits Provided

The Plan provides retirement, termination, disability and death benefits.

Normal Retirement

Date: Earliest of age 55 and 10 years of Credited Service; age 57, regardless of service; or 20 years of Credited Service, regardless of age.

BAL HARBOUR VILLAGE, FLORIDA

NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 8. EMPLOYEE RETIREMENT PLANS (Continued)

Police Officer's Pension Plan (Continued)

Benefit: 3.50% of final average compensation times years of credited service.
Minimum Benefit: \$25 per month.

Early Retirement

Eligibility: Age 50 and 10 Years of Credited Service.
Benefit: Accrued benefit reduced 3.0% for each year that early retirement precedes normal retirement.

Vesting (Termination of Employment)

Less than 1 year: refund of member contributions, with 5.0% interest.
1-9 years: 10% of accrued pension for each complete year of service, payable at normal retirement, or a refund of contributions described above. 10 years or more: 100% of accrued pension payable at normal retirement date.

Disability

Eligibility: Total and permanent; medical proof required.
Service-connected benefit: Accrued benefit, but not less than 42% of average monthly compensation on date of disability.
Non-Service-Connected Benefit: Accrued benefit, but not less than 25% of average monthly compensation on date of disability.

Pre-Retirement Death Benefits

Service connected: 50% of base rate of pay on date of death, paid for 10 years.
Non-service connected: Accrued Benefit, actuarially reduced if early commencement, paid for 10 years.
Minimum benefit: Greater of actuarial equivalent of accrued benefit, or member's contributions.

Cost-of-Living Adjustment

Retirees who were actively employed on or after February 21, 2006 receive 2.5% annually, after one year of receiving benefits. Retirees who were actively employed after September 21, 2015 receive a 1.25% Cost-of-Living Adjustment, delayed for 5 years after retirement or entry into DROP.

Target Asset Mix

The policy establishes the following target asset mix for the Plan:

<u>Asset Class</u>	<u>Target Allocation</u>
Domestic Equity	50%
Domestic Bonds	25%
International Equity	10%
Other (FofHF, Infrastructure, Private Real Estate)	15%
Total	<u>100%</u>

BAL HARBOUR VILLAGE, FLORIDA

NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 8. EMPLOYEE RETIREMENT PLANS (Continued)

Police Officer's Pension Plan (Continued)

Rate of Return

For the year ended September 30, 2025, the annual money-weighted rate (loss) on pension investments, net of pension plan investment income, was 10.11%.

The money-weighted rate of return expresses investment performance, net of investment expense, adjusted for the changing amounts actually invested. Inputs to the dollar-weighted rate of loss calculation are determined on a monthly basis.

Deferred Retirement Option Program (DROP)

Upon a member's election to participate in the DROP, that member shall cease to be a member of the Bal Harbour Village Police Officers' Pension Plan and shall be precluded from any additional benefits under the Plan; accordingly, that member shall be considered retired. Monthly retirement benefits that would have been payable had the member retired and elected to receive monthly pension payments will be paid into the DROP and credited to the retired member. Payments in the DROP are made monthly for the period the retired member participates in the DROP, up to a maximum of 60 months, an increase from prior maximum of 36 months. Payments into the DROP will earn the same return as earned by the remainder of the Plan assets. Employees also now have the option to select from either the rate of return of the portfolio or a fixed 4%. This can be changed every year prior to December 1 for the following calendar year. If they do not make a choice, the default is 4%. Upon termination of employment, participants in the DROP will receive the balance of their account either in a lump sum distribution or in any other form of payment selected by the participant, approved by the Board and conforming to applicable laws.

At September 30, 2025, there were 2 participants enrolled under the DROP. The DROP balance as of September 30, 2025 is \$405,946. The DROP investment assets are included in the total investment balance presented on the Statement of Fiduciary Net Position.

Excess Benefit Plan

Vesting

Benefits are fully vested immediately upon entry into the Plan.

Eligibility for Participation

Based upon employment contract language and participation in either or both defined benefit plans.

BAL HARBOUR VILLAGE, FLORIDA

NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 8. EMPLOYEE RETIREMENT PLANS (Continued)

Excess Benefit Plan (Continued)

Eligibility for Benefits Under the Plan

A participant shall receive a benefit equal to the difference between the retirement allowance otherwise payable from either or both defined benefit plans prior to any reduction or limitation required by IRC §415 and the actual retirement allowance payable as limited by IRC §415. The benefit shall be subject to withholding for applicable state and federal taxes. The benefit shall be paid in accordance with the retirement payment option selected by the participant or beneficiary for the retirement otherwise payable by either or both defined benefit plans.

Funding Policy

To be qualified under IRC §415, Excess Benefits Plans, the Village cannot advance fund any benefit currently payable under the Plan and any assets held by the Plan during any year can only be used to pay for benefits coming due during the year or for expenses of the Plan during the year. Contributions by the Village are not allowed to accumulate from year-to-year for purposes of advance funding of any of the Plan's liabilities. Any assets, including all property rights and beneficial interests of the Plan remain the general, unpledged and unrestricted assets of the Plan and the Village. The interests of participants and their beneficiaries of the Plan are not senior to the claims of unsecured creditors of the Plan or the Village. The Village cannot restrict any assets, including cash, for the purpose of providing funding for these benefits. However, the Village has designated a portion of its General Fund's fund balance for the purpose of noting its intent to fund the benefits payable under the Plan. The Village has sufficient financial assets at year end, to pay the benefits payable under the Plan.

BAL HARBOUR VILLAGE, FLORIDA

NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 8. EMPLOYEE RETIREMENT PLANS (Continued)

In accordance with the requirements of GASB 68, 71, and 73, information about the Village's pension plans are included in this note and in the Required Supplementary Information (RSI) section following the notes to the basic financial statements.

Plan Financial Information

The actuarial valuation date for the General Employees' Plan and Police Officer's Pension Plan was October 1, 2023, with updated asset information as of September 30, 2024. The measurement date of the net pension liability for each plan was determined as of September 30, 2024. The actuarial valuation date for the Excess Benefit Plan was September 30, 2025, and the measurement date was September 30, 2025. The Required Supplementary Information section provides additional detailed information about actuarial methods and assumptions used to determine the contribution rates for each plan. In addition, a schedule of employer contributions for each plan and a schedule of total pension liability, plan fiduciary net position and the change in net pension liability for each plan is included herein.

Aggregate Information for all Pension Plans

Summarized aggregate information for the three single employer defined benefit plans follows:

	General Employees'	Police Officer's	Excess Benefit Plan
Total pension liability	\$ 28,929,839	\$ 37,762,579	\$ 1,540,214
Fiduciary net position	(24,718,975)	(36,546,465)	-
Net pension liability	<u>\$ 4,210,864</u>	<u>\$ 1,216,114</u>	<u>\$ 1,540,214</u>
Fiduciary net position as % of total pension liability	85.44%	96.78%	0.00%

BAL HARBOUR VILLAGE, FLORIDA

NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 8. EMPLOYEE RETIREMENT PLANS (Continued)

The total pension liability was determined using the following actuarial methods and assumptions, applied to all periods included in the measurement.

	General Employees' Plan	Police Officer's Pension Plan	Excess Benefit Plan
Valuation Date:	October 1, 2023	October 1, 2023	September 30, 2025
Measurement Date:	September 30, 2024	September 30, 2024	September 30, 2025
Inflation	2.25%	2.50%	2.50%
Annual Salary Increases	3.15% - 6.75%	4.5 - 15.0%	not applicable
Assumed Discount Rate	5.75%	6.75%	4.90%
Retirement Age	Experience-base table of rates based on year of eligibility	Experience-based table of rates based on age and service.	not applicable
Mortality	The mortality rates are taken from the gender specific PUB-2010 Headcount Weighted Below Median Employee Tables (preretirement) and PUB-2010 Headcount Weighted Below Median Healthy Retiree Tables (post-retirement) set back one year for males with improvements in mortality projected to all future years after 2010 using scale MP-2018. These are the same rates used for Regular Class members of the Florida Retirement System (FRS) in their actuarial valuation as of July 1, 2022.	Mortality Tables for retirees and employees are the same as used by the Florida Retirement System (FRS) for its Special Risk Class in their July 1, 2023 actuarial valuation, described as Pub-2010 Headcount Weighted Safety Below Median Mortality Tables, set forward 1 year. Rates for beneficiaries are the same as for FRS Regular Class. Rates are generationally projected for all years after 2010 using SOA mortality improvement Scale MP-2018. These tables were adopted following an experience study published in 2019 covering the period July 1, 2013 through June 30, 2018.	Mortality rates are taken from the PUB-2010 Headcount-Weighted Mortality Tables issued by the Society of Actuaries set back 1 year for males with mortality improvements projected for healthy lives to all future years after 2010 using Scale MP-2021. This is the same table as used by the Florida Retirement System (FRS) for Regular Class non K-12 Instructional members in their July 1, 2024 actuarial valuation.
Assumption Changes	None	The investment return assumption has been lowered from 7.00% to 6.75%	For 2025, discount rate was changed from 3.81% as of 9/30/2024 to 4.90% as of 9/30/2025. Changes in future benefits payments were set to be the same as cost of living adjustment.

BAL HARBOUR VILLAGE, FLORIDA

NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 8. EMPLOYEE RETIREMENT PLANS (Continued)

Long-Term Expected Rate of Return - The long-term expected rate of return on pension plans investments were determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best estimates of arithmetic real rates of return for each major asset class included in the pension plans' target asset allocation are summarized in the following tables:

General Employees' Plan

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Domestic Equity	50%	7.0%
Domestic Bonds	25%	1.4%
International Equity	10%	5.9%
Cash equivalents	0%	1.0%
Other (FofHF, Infrastructure, Private Real Estate)	15%	4.0%
	<u>100%</u>	

Police Officer's Pension Plan

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Domestic Equity	50%	7.0%
Domestic Bonds	25%	1.3%
International Equity	10%	6.0%
Other (FofHF, Infrastructure, Private Real Estate)	15%	3.9%
	<u>100%</u>	

BAL HARBOUR VILLAGE, FLORIDA

NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 8. EMPLOYEE RETIREMENT PLANS (Continued)

Discount rate: A single discount rate of 6.75% and 5.75% were used to measure the total pension liability for the police and general employee pension plans, respectively. The single discount rates were based on the expected rate of return on pension plan investments of 6.75% and 5.75%, respectively. The projection of cash flows used to determine each single discount rate assumed that plan member contributions will be made at the current contribution rate and that employer contributions will be made at rates equal to the difference between the total actuarially determined contribution rates and the member rate. Based on these assumptions, the fiduciary net position of the plans was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability for each plan.

The discount rate used to measure the excess benefit plan total pension liability was 4.90%. In general, the discount rate for calculating the total pension liability is equal to the single rate equivalent to discounting at the long-term expected rate of return for benefit payments prior to the projected depletion date. Because the excess benefit plan is essentially funded on a pay-as-you-go basis, the depletion date is considered to be immediate, and the single equivalent discount rate is equal to the Long-Term Municipal Bond Rate selected by the Village. The Fidelity Bond Index, general obligation, 20 years to maturity, mixed quality was adopted as the applicable municipal bond index rate.

Sensitivity of the discount rate: The sensitivity of the net pension liability to changes in the single discount rate for each plan follows. The following presents each plan's net pension liability, calculated using a single discount rate, as well as what each plan's net pension liability would be if it were calculated using a single discount rate that is one percentage point lower or one percentage point higher than the current rate assumption.

<u>General Employees' Plan</u>	1% Decrease	Discount Rate	1% Increase
	4.75%	5.75%	6.75%
Net Pension Liability	\$ 8,764,296	\$ 4,210,864	\$ 959,302
<u>Police Officer's Pension Plan</u>	1% Decrease	Discount Rate	1% Increase
	5.75%	6.75%	7.75%
Net Pension Liability (asset)	\$ 5,501,563	\$ 1,216,114	\$ (2,348,059)
<u>Excess Benefit Plan</u>	1% Decrease	Discount Rate	1% Increase
	3.90%	4.90%	5.90%
Total Pension Liability	\$ 1,757,261	\$ 1,540,214	\$ 1,362,172

BAL HARBOUR VILLAGE, FLORIDA

NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 8. EMPLOYEE RETIREMENT PLANS (Continued)

Pension Expense, Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions:

For the year ended September 30, 2025, the Village recognized pension expenses of \$1,613,571 and \$1,276,082, respectively, for its General Employees' and Police Plans and; and recognized pension income of \$148,420 for the Excess Benefit Plan.

The Village reported deferred inflows and outflows of resources related to the Plans from the following sources:

Description	General Employees' Plan		Police Officer's Pension Plan	
	Deferred Outflows of Resources	Deferred Inflow of Resources	Deferred Outflows of Resources	Deferred Inflow of Resources
Village contribution subsequent to measurement date	\$ 1,972,788	\$ -	\$ 1,517,767	\$ -
Differences between expected and actual experience	397,391	-	-	-
Net difference between projected and actual earnings on pension plan investments	-	1,978,308	-	2,464,277
	<u>\$ 2,370,179</u>	<u>\$ 1,978,308</u>	<u>\$ 1,517,767</u>	<u>\$ 2,464,277</u>

The deferred outflows of resources related to Village's contributions to the Plans subsequent to the measurement date will be recognized as a reduction of the net pension liability for the fiscal year ended September 30, 2026. Other amounts reported as deferred outflows of resources and as deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Fiscal Years Ending September 30:	General Employees' Plan	Police Officer's Pension Plan
2026	\$ (194,150)	\$ (481,313)
2027	150,136	(58,075)
2028	(841,933)	(1,065,035)
2029	(694,970)	(859,854)
Total	<u>\$ (1,580,917)</u>	<u>\$ (2,464,277)</u>

The Excess Benefit Plan did not have any deferred inflow and outflows of resources as of year-end.

BAL HARBOUR VILLAGE, FLORIDA

NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 8. EMPLOYEE RETIREMENT PLANS (Continued)

Changes in the net pension liability for each Plan follows:

	General Employees' Plan		
	Increase (Decrease)		
	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (a) - (b)
Balance at September 30, 2024	\$ 26,524,173	\$ 19,211,126	\$ 7,313,047
Changes for the year:			
Service cost	1,534,209	-	1,534,209
Interest	1,582,221	-	1,582,221
Changes in benefit terms	-	-	-
Differences between expected and actual experience	372,238	-	372,238
Contributions - employer	-	1,746,181	(1,746,181)
Contributions - employee	-	305,688	(305,688)
Net investment income (loss)	-	4,605,438	(4,605,438)
Benefit payments, including refunds of employee contributions	(1,083,002)	(1,083,002)	-
Administrative expense	-	(66,456)	66,456
Net changes	<u>2,405,666</u>	<u>5,507,849</u>	<u>(3,102,183)</u>
Balance at September 30, 2025	<u>\$ 28,929,839</u>	<u>\$ 24,718,975</u>	<u>\$ 4,210,864</u>

	Police Officer's Pension Plan		
	Increase (Decrease)		
	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (a) - (b)
Balance at September 30, 2024	\$ 35,626,767	\$ 30,654,218	\$ 4,972,549
Changes for the year:			
Service cost	387,212	-	387,212
Interest	2,452,033	-	2,452,033
Differences between expected and actual experience	314,490	-	314,490
Changes in assumptions	951,954	-	951,954
Contributions - employer	-	1,299,340	(1,299,340)
Contributions - employee	-	152,111	(152,111)
Contributions - State	-	95,154	(95,154)
Net investment income (loss)	-	6,426,363	(6,426,363)
Benefit payments, including refunds of employee contributions	(1,969,877)	(1,969,877)	-
Administrative expense	-	(110,844)	110,844
Net changes	<u>2,135,812</u>	<u>5,892,247</u>	<u>(3,756,435)</u>
Balance at September 30, 2025	<u>\$ 37,762,579</u>	<u>\$ 36,546,465</u>	<u>\$ 1,216,114</u>

BAL HARBOUR VILLAGE, FLORIDA

NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 8. EMPLOYEE RETIREMENT PLANS (Continued)

	<u>Excess Benefit Plan</u>
	<u>Increase (Decrease)</u>
	Total Pension Liability
Balance at September 30, 2024	<u>\$ 1,761,242</u>
Changes for the year:	
Interest	65,720
Differences between expected and actual experience	7,630
Assumption changes	(221,770)
Benefit payments, including refunds of employee contributions	(72,608)
Net changes	<u>(221,028)</u>
Balance at September 30, 2025	<u>\$ 1,540,214</u>

The schedule of changes in the net pension liability and related ratios and the schedule of contributions, presented as Required Supplementary Information (RSI) following the notes to the financial statements, provides additional information about the net pension liability, plan net position and contributions.

BAL HARBOUR VILLAGE, FLORIDA

NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 8. EMPLOYEE RETIREMENT PLANS (Continued) **Plan Reporting as Required by GASB 67 - General Employees' Plan**

The General Employees' Plan does not issue separate stand-alone financial statements; therefore, included below is the Statement of Fiduciary Net Position and the Statement of Changes in Fiduciary Net Position as of and for the fiscal year ended September 30, 2025.

STATEMENT OF FIDUCIARY NET POSITION

ASSETS

Investments:

Money market funds	\$	159,168
Mutual funds		1,429,470
Bond index funds		6,660,765
Foreign bonds		175,000
Large cap equities		14,723,913
Real estate investments		982,017
Infrastructure investments		1,406,998
Foreign stock		2,925,148
		<u>28,462,479</u>

Contributions receivable

9,341

Prepaid expenses

4,550

Total assets

28,476,370

Liabilities

Accounts payable

40,370

NET POSITION

Net position restricted for pension benefits

\$ 28,436,000

STATEMENT OF CHANGES IN FIDUCIARY NET POSITION

ADDITIONS

Village contributions	\$	1,972,788
Employee contributions		319,398
Total contributions		<u>2,292,186</u>

Investment income:

Net investment income

2,846,437

Total addition

5,138,623

DEDUCTIONS

Benefits paid and lump sum drop distributions

1,347,216

Administrative expenses

74,382

Total deductions

1,421,598

Change in net position

3,717,025

Net position restricted for pension benefits

Beginning of year

24,718,975

End of year

\$ 28,436,000

BAL HARBOUR VILLAGE, FLORIDA

NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 8. EMPLOYEE RETIREMENT PLANS (Continued)

Plan Reporting as Required by GASB 67 - General Employees' Plan (Continued)

The following disclosures for the Village's General Employees' Plan are required by GASB Statement 67, *Financial Reporting for Pension Plans*. However, the balance of the Net Pension Liability is not required to be reported on the Village's financial statements until September 30, 2025.

Employees Covered by benefit terms: As of October 1, 2024, the plan had the following membership:

Inactive plan members and beneficiaries currently receiving benefits	36
Inactive plan members entitled to but not yet receiving benefits	17
Active plan members	<u>54</u>
Total members	<u><u>107</u></u>

Net Pension Liability of the Village

The components of the net General Employees' Plan liability of the Village as of September 30, 2025 (measurement date), were as follows:

Total pension liability	\$ 30,113,418
Fiduciary net position	<u>(28,436,000)</u>
Net pension liability	<u><u>\$ 1,677,418</u></u>

Fiduciary net position as % of total pension liability	94.43%
--	--------

Actuarial assumptions: The total General Employees' Plan liability was determined by an actuarial valuation as of October 1, 2024 with updated asset information as of September 30, 2025, using the following assumptions, applied to all prior period included in the measurement:

BAL HARBOUR VILLAGE, FLORIDA

NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 8. EMPLOYEE RETIREMENT PLANS (Continued)

Plan Reporting as Required by GASB 67 - General Employees' Plan (Continued)

	General Employees' Plan
Valuation Date:	October 1, 2024
Measurement Date:	September 30, 2025
Inflation	2.50%
Annual Salary Increases	3.15% - 6.75%
Assumed Discount Rate	5.75%
Retirement Age	Experience-based table of rates based on year of eligibility
Mortality	<p>Sex distinct PUB-2010 Headcount Weighted Below Median Employee Tables for employees and PUB-2010 Headcount Weighted Below Median Retiree Tables for annuitants and beneficiaries. Rates for male participants are set back one year. Rates are generationally projected from 2010 using improvement scale MP 2018. These are the same rates as used by the Florida Retirement System (FRS), in their actuarial valuation as of July 1, 2023 for other than K-12 instructional Regular Class members.</p> <p>For disabled retirees, the mortality table used was the PUB-2010 Headcount-Weighted General Disabled Retiree Tables with ages set forward 3 years for males and females.</p>
Assumption Changes	None

The target asset allocation and best estimates of real rates of return for each major asset class as of September 30, 2025 (measurement date), are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Domestic Equity	50%	7.0%
Domestic Bonds	25%	1.4%
International Equity	10%	5.9%
Cash equivalents	0%	1.0%
Other (FofHF, Infrastructure, Private Real Estate)	15%	4.0%
	100%	

BAL HARBOUR VILLAGE, FLORIDA

NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 8. EMPLOYEE RETIREMENT PLANS (Continued)

Plan Reporting as Required by GASB 67 - General Employees' Plan (Continued)

Discount rate: The discount used to measure the liability was 5.75%. The projection of cash flows used to determine each single discount rate assumed that plan member contributions will be made at the current contribution rate and that employer contributions will be made at rates equal to the difference between the total actuarially determined contribution rates and the member rate. Based on these assumptions, the fiduciary net position of the plan was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability of the plan.

Sensitivity of the discount rate: The following presents the plan's net pension liability, calculated using a single discount rate, as well as what the plan's net pension liability would be if it were calculated using a single discount rate that is one percentage point lower or one percentage point higher than the current rate assumption.

	1% Decrease	Discount Rate	1% Increase
	4.75%	5.75%	6.75%
Net Pension Liability (Asset)	\$ 6,121,469	\$ 1,677,418	\$ (1,910,446)

B. FLORIDA RETIREMENT SYSTEM (FRS and HIS)

The Village provides retirement benefits to sworn police officers hired after October 1, 2016 through the FRS and the HIS Plan.

Florida Retirement System

The FRS is a single retirement system administered by the Florida Department of Management Services, Division of Retirement and consists of the two cost-sharing, multiple-employer defined benefit plans and other nonintegrated programs. The Village participates in the FRS, which was created in Chapter 121, Florida Statutes, to provide a defined benefit pension plan for participating public employees. The FRS was amended in 1998 to add the Deferred Retirement Option Program (DROP) under the defined benefit plan and amended in 2000 to provide a defined contribution plan alternative to the defined benefit plan for FRS members effective July 1, 2002. This integrated defined contribution pension plan is the FRS Investment Plan. Chapter 112, Florida Statutes, established the Health Insurance Subsidy Program, a cost-sharing multiple-employer defined benefit pension plan, for retired members of any state administered retirement system in paying the costs of health insurance.

BAL HARBOUR VILLAGE, FLORIDA

NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 8. EMPLOYEE RETIREMENT PLANS (Continued) **Florida Retirement System (FRS)** (Continued)

An annual comprehensive financial report of the FRS, which includes its financial statements, required supplementary information, actuarial report, and other relevant information, is available from the Florida Department of Management Services' website (www.dms.myflorida.com).

Plan Description

The FRS is a cost-sharing multiple-employer defined benefit pension plan, with a DROP for eligible employees. The general classes of membership are as follows:

- Regular Class - Members of the FRS who do not qualify for membership in the other classes.
- Elected County Officers Class - Members who hold specified elective offices in local government.
- Senior Management Service Class (SMSC) - Members in senior management level positions.
- Special Risk Class - Members who are employed as law enforcement officers and meet the criteria to qualify for this class.

All members enrolled in the FRS on or after July 1, 2011, once vested, are eligible for normal retirement benefits at age 65 or any time after 33 years of creditable service (except for members classified as special risk who are eligible for normal retirement benefits at age 60 or at any age after 30 years of service). Members of the FRS may include up to four years of credit for military service toward creditable service.

The FRS also includes an early retirement provision; however, there is a benefit reduction for each year a member retires before his or her normal retirement date. The FRS provides retirement, disability, death benefits, and annual cost-of-living adjustments to eligible participants.

BAL HARBOUR VILLAGE, FLORIDA

NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 8. EMPLOYEE RETIREMENT PLANS (Continued) **Florida Retirement System (FRS)** (Continued)

The DROP, subject to provisions of Section 121.091, Florida Statutes, permits employees eligible for normal retirement under the FRS to defer receipt of monthly benefit payments while continuing employment with an FRS employer. An employee may participate in the DROP for a period not to exceed 60 months after electing to participate, except that certain instructional personnel may participate for up to 96 months. During the period of DROP participation, deferred monthly benefits are held in the FRS Trust Fund and accrue interest. The net pension liability does not include amounts for DROP participants, as these members are considered retired and are not accruing additional pension benefits.

FRS Retirement Benefits and Contributions

Benefits under the FRS are computed on the basis of age and/or years of service, average final compensation, and service credit. Credit for each year of service is expressed as a percentage of the average final compensation. For members initially enrolled on or after July 1, 2011, the average final compensation is the average of the eight highest fiscal years' earnings. The total percentage value of the benefit received is determined by calculating the total value of all service, based on the retirement class to which the member belonged when the service credit was earned. Members are eligible for in-line-of-duty or regular disability and survivors' benefits. The following chart shows the percentage value for each year of service credit earned:

<u>Class, Initial Enrollment and Retirement Age/Years of Service</u>	<u>% Value</u>
Regular Class Members Initially Enrolled on or After July 1, 2011:	
Retirement up to age 65 or up to 33 years of service	1.60
Retirement at age 66 or up to 34 years of service	1.63
Retirement at age 67 or up to 35 years of service	1.65
Retirement at age 68 or up to 36 years of service	1.68
Elected County Officers	3.33
Senior Management Service Class	2
Special Risk Regular:	
Service from December 1, 1970 through September 30, 1974	2
Service on and after October 1, 1974	3

BAL HARBOUR VILLAGE, FLORIDA

NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 8. EMPLOYEE RETIREMENT PLANS (Continued) Florida Retirement System (FRS) (Continued)

As provided in Section 121.101, Florida Statutes, FRS members initially enrolled on or after July 1, 2011, will not have a cost-of-living adjustment after retirement.

Contributions during the 2025 fiscal year were as follows:

Class	Percent of Gross Salary ⁽²⁾	
	Employee	Employer ⁽¹⁾
FRS, Regular	3.00%	13.57%
FRS, Special Risk	3.00%	32.67%
FRS, Elected Council Officers	3.00%	58.68%
FRS, Senior Management Service	3.00%	34.52%

(1) Employer rates include 2.00% for the postemployment health insurance subsidy. Also, employer rates, other than for DROP participants, include 0.06% for administrative costs of the Investment Plan.

(2) Contribution rates are dependent upon retirement class in which reemployed.

The Village's contributions to the FRS amounted to \$402,663 and employees' contributions amounted to \$40,176 for the fiscal year ended September 30, 2025.

Pension Liabilities, Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

On September 30, 2025, the Village reported a liability of \$2,093,006 for its proportionate share of the Plan's net pension liability. The net pension liability was measured as of June 30, 2025, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of July 1, 2025. The Village's proportionate share of the net pension liability was based on the Village's 2025 plan year contributions relative to the participating members. At June 30, 2025, the Village's proportionate share was 0.0067%. This is an increase of 0.00094 percentage points from its proportionate share measured at June 30, 2024.

BAL HARBOUR VILLAGE, FLORIDA

NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 8. EMPLOYEE RETIREMENT PLANS (Continued) Florida Retirement System (FRS) (Continued)

For the fiscal year ended September 30, 2025, the Village recognized pension expense of \$460,623 related to the Plan. In addition, the Village reported deferred inflow and outflows of resources related to pensions, from the following sources:

	FRS	
	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 223,555	\$ -
Changes of Assumptions	243,052	-
Net difference between projected and actual earnings on FRS pension plan investments	-	349,448
Changes in proportion and differences between Village FRS contributions and proportionate share of contributions	612,475	18,270
Village FRS contributions subsequent to the measurement date	151,036	-
Total	<u>\$ 1,230,118</u>	<u>\$ 367,718</u>

The deferred outflows of resources totaling \$151,036, resulting from the Village's contributions to the FRS Plan subsequent to the measurement date, will be recognized as a reduction of the net pension liability in the fiscal year ended September 30, 2026. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Years ending September 30:	
2026	\$ 530,184
2027	137,973
2028	52,278
2029	(9,071)
	<u>\$ 711,364</u>

BAL HARBOUR VILLAGE, FLORIDA

NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 8. EMPLOYEE RETIREMENT PLANS (Continued) **Florida Retirement System (FRS)** (Continued)

Actuarial Assumptions

The FRS actuarial valuation was determined using the following actuarial assumptions, as of July 1, 2025, applied to all periods included in the measurement:

Inflation	2.40%
Salary Increases	3.50% average, including inflation
Investment Rate of Return	6.70%, net of pension plan investment expense, including inflation

Mortality rates were based on the PUB-2010 base table and varies by member category and sex, projected generationally with Scale MP-2021. The actuarial assumptions used in the July 1, 2025 valuation were based on the results of an actuarial experience study for the period July 1, 2018 through June 30, 2023.

Long-Term Expected Rate of Return - The long-term expected rate of return on the Plan investments was not based on historical returns, but instead is based on a forward-looking capital market economic model. The allocation policy's description of each asset class was used to map the target allocation to the asset classes shown below. Each asset class assumption is based on a consistent set of underlying assumptions, and includes an adjustment for the inflation assumption. The target allocation and best estimates of arithmetic and geometric real rates of return for each major asset class are summarized in the following table:

Asset Class	FRS			
	Target Allocation*	Annual Arithmetic Return	Compound Annual (Geometric) Return	Standard Deviation
Cash	1.0%	3.2%	3.2%	1.1%
Fixed income	29.0%	5.5%	5.4%	4.0%
Global equity	45.0%	8.5%	6.9%	18.3%
Real estate (property)	12.0%	8.4%	7.1%	16.8%
Private equity	11.0%	12.4%	8.8%	28.4%
Strategic investment	2.0%	6.5%	6.1%	8.7%
	<u>100.0%</u>			
Assumed inflation-mean			2.4%	1.5%

*Note: As outlined in the FRS Pension Plan's investment policy

BAL HARBOUR VILLAGE, FLORIDA

NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 8. EMPLOYEE RETIREMENT PLANS (Continued) Florida Retirement System (FRS) (Continued)

Discount Rate - The discount rate used to measure the net pension liability of the Plan was 6.70%. The Plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the discount rate for calculating the total pension liability is equal to the long-term expected rate of return. The discount rate is reviewed annually and set by mutual agreement between the Board of Trustees and its actuarial firm.

Sensitivity of the Village's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate

The following represents the Village's proportionate share of the net pension liability calculated using the discount rate of 6.70%, as well as what the Village's proportionate share of the net pension liability would be if it calculated using a discount rate that is one percentage point lower (5.70%) or one percentage point higher (7.70%) than the current rate:

	FRS		
	1%	Discount Rate	1%
	Decrease		Increase
	5.70%	6.70%	7.70%
Village's proportionate share of the FRS net pension liability	\$ 4,107,492	\$ 2,093,006	\$ 404,090

Retiree Health Insurance Subsidy Program (HIS)

Plan Description

The Retiree Health Insurance Subsidy Program (HIS) is a cost-sharing multiple-employer defined benefit pension plan established under Section 112.363, Florida Statutes, and may be amended by the Florida Legislature at any time. The benefit is a monthly payment to assist retirees of the State-administered retirement systems in paying their health insurance costs and is administered by the Division of Retirement within the Florida Department of Management Services.

Benefits Provided

For the fiscal year ended September 30, 2025, eligible retirees and beneficiaries received a monthly HIS payment of \$7.50 for each year of creditable service completed at the time of retirement, with a minimum HIS payment of \$45 and a maximum HIS payment of \$225 per month, pursuant to Section 112.363, Florida Statutes. To be eligible to receive a HIS benefit, a retiree under a State-administered retirement system must provide proof of health insurance coverage, which may include Medicare.

BAL HARBOUR VILLAGE, FLORIDA

NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 8. EMPLOYEE RETIREMENT PLANS (Continued) **Retiree Health Insurance Subsidy Program (HIS)** (Continued)

Contributions

The HIS is funded by required contributions from FRS participating employers as set by the Florida Legislature. Employer contributions are a percentage of gross compensation for all active FRS members. For the fiscal year ended September 30, 2025, the HIS contribution rate was 2.00%. The Village contributed 100% of its statutorily required contributions for the current fiscal year. The HIS contributions are deposited in a separate trust fund from which payments are authorized. HIS benefits are not guaranteed and are subject to annual legislative appropriation. In the event the legislative appropriation or available funds fail to provide full subsidy benefits to all participants, benefits may be reduced or canceled.

The Village's contributions to the HIS totaled \$28,515 for the fiscal year ended September 30, 2025.

Pension Liabilities, Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At September 30, 2025, the Village reported a net pension liability of \$408,927 for its proportionate share of the HIS Plan's net pension liability. The total pension liability was determined by an actuarial valuation date as of July 1, 2024 and rolled forward to the measurement date. The Village's proportionate share of the net pension liability was based on the Village's 2025 plan year contributions relative to the 2025 plan year contributions of all participating members. At June 30, 2025, the Village's proportionate share was 0.0032%. This is an increase of 0.00043 percentage points from its proportionate share measured at June 30, 2024.

For the fiscal year ended September 30, 2025, the Village recognized pension expense of \$64,370 related to the HIS. In addition, the Village reported, deferred outflows of resources and deferred inflows of resources related to the HIS from the following sources:

	HIS	
	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 2,441	\$ 649
Changes of assumptions	3,619	98,909
Net difference between projected and actual earnings on HIS pension plan investments	-	340
Changes in proportion and differences between Village HIS contributions and proportionate share of contributions	151,290	-
Village HIS contributions subsequent to the measurement date	9,769	-
Total	<u>\$ 167,119</u>	<u>\$ 99,898</u>

BAL HARBOUR VILLAGE, FLORIDA

NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 8. EMPLOYEE RETIREMENT PLANS (Continued) **Retiree Health Insurance Subsidy Program (HIS)** (Continued)

The deferred outflows of resources totaling \$9,769, resulting from the Village's contributions to the HIS Plan subsequent to the measurement date, will be recognized as a reduction of the net pension liability for the fiscal year ended September 30, 2026. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Years ending September 30:	
2026	\$ 24,344
2027	13,183
2028	12,100
2029	6,454
2030	1,371
Total	<u>\$ 57,452</u>

Actuarial Assumptions

The HIS plan's actuarial valuation was determined using the following actuarial assumptions as of July 1, 2024, applied to all periods included in the measurement:

Inflation	2.40%
Salary Increases	3.50%
Investment Rate of Return	5.20%

Mortality rates were based on the Generational RP-2010 with Projection Scale MP-2018 tables.

The actuarial assumptions used in the July 1, 2024 valuation were based on the results of an actuarial experience study for the period July 1, 2018 through June 30, 2023.

Discount Rate - The discount rate used to measure the total pension liability for the HIS Plan was 5.20%. In general, the discount rate for calculating the total pension liability is equal to the single rate equivalent to discounting at the long-term expected rate of return for benefit payments prior to the projected depletion date. Because the HIS benefit is essentially funded on a pay-as-you-go basis, the depletion date is considered to be immediate, and the single equivalent discount rate is equal to the municipal bond rate selected by the HIS Plan sponsor. The Bond Buyer General Obligation 20-Bond Municipal Bond Index was adopted as the applicable municipal bond index.

BAL HARBOUR VILLAGE, FLORIDA

NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 8. EMPLOYEE RETIREMENT PLANS (Continued) Retiree Health Insurance Subsidy Program (HIS) (Continued)

Sensitivity of the Village's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate

The following presents the Village's proportionate share of the net pension liability calculated using a discount rate of 5.20%, as well as what the Village's proportionate share of the net pension liability would be if it were calculated using a discount rate that is one percentage point lower or one percentage point higher than the current rate:

	HIS		
	1%	Discount Rate	1%
	Decrease 4.20%	5.20%	Increase 6.20%
Village's proportionate share of the HIS net pension liability	\$ 461,132	\$ 408,927	\$ 365,145

Net Pension Liability, Deferred Inflow of Resources, and Deferred Outflow of Resources and pension expense

The following table summarizes the net pension liability, deferred inflow of resources, deferred outflow of resources and pension expense for each plan as previously disclosed in Note 8:

	Net Pension Liability	Deferred Outflow of Resources	Deferred Inflow of Resources	Pension Expense (Income)
General Employees' Pension Plan	\$ 4,210,864	\$ 2,370,179	\$ 1,978,308	\$ 1,613,571
Police Pension Plan	1,216,114	1,517,767	2,464,277	1,276,082
Florida Retirement System (FRS plan)	2,093,006	1,230,118	367,718	460,623
Health Insurance Subsidy (HIS plan)	408,927	167,119	99,898	64,370
Total - defined benefit plans	7,928,911	5,285,183	4,910,201	3,414,646
Excess Benefit Plan	1,540,214	-	-	(148,420)
Total	\$ 9,469,125	\$ 5,285,183	\$ 4,910,201	\$ 3,266,226

BAL HARBOUR VILLAGE, FLORIDA

NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 9. OTHER POST-EMPLOYMENT BENEFITS

Plan Description

The Village provides health insurance benefits to its retired employees through a single-employer plan that is administered by the Village. Pursuant to the provisions of Section 112.0801, Florida Statutes, former employees who retire from the Village and eligible dependents, may continue to participate in the Village's fully-insured benefit plan for medical and prescription drug insurance coverage. The Village subsidizes the premium rates paid by retirees by allowing them to participate in the plan at reduced or blended group (implicitly subsidized) premium rates for both active and retired employees. These rates provide an implicit subsidy for retirees because, on an actuarial basis, their current and future claims are expected to result in higher costs to the plan on average than those of active employees. The benefits provided under this defined benefit plan are provided for a retiree's lifetime (or until such time at which the retiree discontinues coverage under the Village sponsored plans, if earlier). Additionally, and as provided by a collective bargaining agreement, eligible retired sworn police officers from the Village receive a health stipend of \$350 per month until age of 65 which can be used to pay for health insurance at the Village or outside. Effective October 16, 2021 the monthly amount is increased to \$450 for eligible police officers retiring after that date under provisions of normal retirement. Retirees are required to enroll in the Federal Medicare program for their primary coverage as soon as they are eligible. The Plan may be amended or terminated by the Village if Florida law changes or if collective bargaining agreements are amended. The Plan does not issue stand-alone financial statements.

Funding Policy

Currently, the Village's Other Post-Employment Benefits (OPEB) plan is unfunded. That is, the Village Council has not established a separate trust fund or equivalent arrangement to advance-fund the obligation, presently the obligation is funded on a pay as you go basis.

For the fiscal year ended September 30, 2025, the Village provided required contributions of \$77,407 toward the annual OPEB cost, in the form of age adjusted premiums paid on behalf of retirees for the fully insured benefits and health stipend. If the Plan is amended or terminated by the Village because of Florida law changes, amendments to collective bargaining agreements, or other reasons, the Village may amend its funding system or its benefits. The funding percentage for each employee is 100% of the implied subsidy or 100% of the \$350 stipend until age 65 which can be used to pay for health insurance at the Village or outside. Effective October 16, 2021 the monthly amount is increased to \$450 for eligible police officers retiring after that date under provisions of normal retirement, as applicable.

Employees Covered by benefit terms, for the fiscal year September 30, 2025 and employee membership data related to the OPEB Plan is as follows:

Inactive employees or beneficiaries currently receiving benefit payments	12
Active employees entitled to but not yet receiving benefit payments	58
Total	<u>70</u>

BAL HARBOUR VILLAGE, FLORIDA

NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 9. OTHER POST-EMPLOYMENT BENEFITS (Continued)

Total OPEB Liability

The Village's total OPEB liability was measured as of September 30, 2024.

Actuarial assumptions. The total OPEB liability was determined by an actuarial valuation as of September 30, 2023 and rolled forward to the measurement date, using the following assumptions, applied to all prior periods included in the measurement:

Inflation rate	2.50%
Salary increases	6.00%
Discount rate	3.81%
Healthcare cost trend rates:	
Select rates	6.50% for FY beginning 2024, 6.25% for FY beginning 2025 and then gradually decreasing to an ultimate trend rate of 4.00%.

Mortality tables used in the July 1, 2023 actuarial valuation of the Florida Retirement System for non-K-12 Instructional Regular Class members. These rates were taken from adjusted PUB-2010 mortality tables published by the Society of Actuaries with generational mortality improvements using Scale MP-2018. Adjustments to referenced tables are based on the results of a statewide experience study covering the period 2013 through 2018.

Discount rate. For OPEB plans that do not have assets, the discount rate should equal the tax-exempt municipal bond rate based on an index of 20-year, tax-exempt general obligation municipal bonds with an average rating of AA/Aa or higher as of the measurement date.

Changes in assumptions and other inputs reflected in the schedule of changes in the Total OPEB Liability include:

- discount rate changed to 3.81% (from 4.63% as of September 30, 2023)

Benefit Changes: None

BAL HARBOUR VILLAGE, FLORIDA

NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 9. OTHER POST-EMPLOYMENT BENEFITS (Continued)

Changes in Total OPEB Liability

	Total OPEB Liability
Balance at September 30, 2024	\$ 985,406
Changes for the year:	
Service cost	38,765
Interest	45,627
Change in assumptions	51,365
Benefit payments	(77,407)
Net changes	58,350
Balance at September 30, 2025	<u>\$ 1,043,756</u>

Sensitivity of the Total OPEB Liability to Changes in the Discount Rate. The following table illustrates the impact of interest rate sensitivity on the total OPEB liability of the Village as of September 30, 2025:

	1% Decrease 2.81%	Discount Rate 3.81%	1% Increase 4.81%
Total OPEB Liability	\$ 1,110,488	\$ 1,043,756	\$ 981,584

Sensitivity of the Total OPEB Liability to Changes in the Healthcare Cost Trend Rates. The following table illustrates the impact of healthcare cost trend rate sensitivity on the total OPEB liability of the Village as of September 30, 2025:

	Healthcare Cost		
	1% Decrease 5.5% down to 3.00%	Trend Rates 6.5% down to 4.00%	1% Increase 7.5% down to 5.00%
Total OPEB Liability	\$ 987,295	\$ 1,043,756	\$ 1,107,542

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

For the year ended September 30, 2025, the Village recognized OPEB expense of \$58,350. At September 30, 2025, the Village reported deferred outflows of resources related to the OPEB plan totaling \$81,856, resulting from Village contributions to the Plan subsequent to the measurement date. This amount will be recognized as a reduction of the OPEB liability for the fiscal year ending September 30, 2026.

BAL HARBOUR VILLAGE, FLORIDA

NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 10. COMMITMENTS AND CONTINGENCIES

Construction and Other Significant Commitments

The Village has active Construction projects as of September 30, 2025. These projects include infrastructure redevelopment and improvement, water, wastewater and drainage projects. At year end, the Village's outstanding commitments related to these projects follows:

Project	Spent to Date	Remaining Commitment
Bal Harbour Haulover Inlet Jetty	\$ 258,474	\$ 761,962
Utility Master Plan - Stormwater	269,045	7,322,417
Utility Master Plan - Utility Fund	2,340,838	3,195,841
Village Hall	168,351	4,163,015
	<u>\$ 3,036,708</u>	<u>\$ 15,443,235</u>

The projects listed above are being financed through debt, capital grant reimbursements, and from existing Village resources.

Litigation, Claims and Assessments

In the normal course of business, the Village may be involved in pending or threatened litigation, claims or assessments. The Village's administration, the Village Council and legal counsel anticipate that any claims not covered by insurance or limited by state statute would not have a material adverse effect on the financial position of the Village.

Development Agreement

In Fiscal Year 2017, the Village entered into a development agreement with Bal Harbour Shops. During Fiscal Year 2018, the Village negotiated the first amendment to the Bal Harbour Shops Development Agreement which advanced the timeline for developer proffered improvements and contributions resulting in approval for redevelopment of the entire Business District of the Village. The negotiated development agreement includes a new Village Hall constructed by the developer, conveyance of property to the Village, funding for various Village capital projects, recurring revenue streams from leased property, parking surcharges, and guarantees for ad-valorem revenue in future years. The developer is entitled to retain up to 50% of each quarterly payment of future parking surcharges, up to \$6 million, to offset the developer's contribution towards construction of the new Village Hall. The Village received \$276,800 in parking surcharge proceeds in fiscal year 2025.

BAL HARBOUR VILLAGE, FLORIDA

NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 10. COMMITMENTS AND CONTINGENCIES

Grants

Grant monies received and disbursed by the Village for specific purposes may be subject to audit by the grantor agencies. Such audits may result in requests for reimbursements due to disallowed expenditures or other actions by grantor agencies. The Village does not believe that such disallowances or other actions taken by the grantor agencies, if any, would have a material effect on the financial position of the Village.

NOTE 11. RISK MANAGEMENT

The Village is exposed to various risks of loss related to torts, theft of, damage to and destruction of assets, errors and omissions, and natural disasters for which the Village carries commercial insurance. There were no reductions in insurance coverages from coverages in the prior year and there were no settlements that exceeded insurance coverages for each of the past three years.

BAL HARBOUR
- VILLAGE -

**REQUIRED SUPPLEMENTARY INFORMATION
(OTHER THAN MD&A) - UNAUDITED**

BAL HARBOUR
- VILLAGE -

BAL HARBOUR VILLAGE, FLORIDA

REQUIRED SUPPLEMENTARY INFORMATION - UNAUDITED
BUDGETARY COMPARISON SCHEDULE
GENERAL FUND (BUDGETARY BASIS)

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget
Revenues:				
Taxes:				
Property	\$ 14,046,014	\$ 14,046,014	\$ 14,303,485	\$ 257,471
Other local taxes	2,114,371	2,114,371	2,265,056	150,685
Licenses and permits	3,312,539	3,312,539	5,435,274	2,122,735
Developer contribution	-	-	4,881,152	4,881,152
Fines and forfeitures	947,810	947,810	970,104	22,294
Charges for services	2,251,887	2,251,887	2,348,057	96,170
Intergovernmental	733,376	19,434,998	2,023,360	(17,411,638)
Investment earnings	250,000	250,000	2,525,372	2,275,372
Miscellaneous	735,172	735,172	691,971	(43,201)
Total revenues	<u>24,391,169</u>	<u>43,092,791</u>	<u>35,443,831</u>	<u>(7,648,960)</u>
Expenditures:				
Current:				
General government:				
Legislative	428,888	428,888	423,701	5,187
Executive	1,781,519	1,781,519	1,473,041	308,478
Finance	1,022,392	1,022,392	1,003,860	18,532
General government	3,305,840	3,305,840	1,577,055	1,728,785
Building department	2,419,443	2,419,443	1,932,081	487,362
Information technology	453,130	490,125	374,392	115,733
Capital construction	6,263,443	21,982,266	1,018,521	20,963,745
Legal	471,053	471,053	448,168	22,885
Total general government	<u>16,145,708</u>	<u>31,901,526</u>	<u>8,250,819</u>	<u>23,650,707</u>
Public safety	9,268,694	9,837,777	9,171,465	666,312
Public works & beautification	3,197,242	13,003,525	3,250,201	9,753,324
Recreation, arts and culture	1,946,748	1,946,748	1,837,071	109,677
Total expenditures	<u>30,558,392</u>	<u>56,689,576</u>	<u>22,509,556</u>	<u>34,180,020</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(6,167,223)</u>	<u>(13,596,785)</u>	<u>12,934,275</u>	<u>26,531,060</u>
Net change in fund balance	<u>\$ (6,167,223)</u>	<u>\$ (13,596,785)</u>	<u>\$ 12,934,275</u>	<u>\$ 26,531,060</u>

See notes to budgetary comparison schedules.

BAL HARBOUR VILLAGE, FLORIDA
 REQUIRED SUPPLEMENTARY INFORMATION - UNAUDITED
 BUDGETARY COMPARISON SCHEDULE
 RESORT TAX SPECIAL REVENUE FUND (BUDGETARY BASIS)
 FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget
Revenues:				
Resort tax	\$ 5,400,000	\$ 5,400,000	\$ 5,789,485	\$ 389,485
Investment earnings	100,000	100,000	541,072	441,072
Miscellaneous	25,000	25,000	15,061	(9,939)
Total revenues	<u>5,525,000</u>	<u>5,525,000</u>	<u>6,345,618</u>	<u>820,618</u>
Expenditures:				
Tourism & marketing	2,066,000	2,270,500	1,845,193	425,307
Beautification	1,982,700	2,139,900	2,122,115	17,785
Law enforcement	597,100	597,100	520,976	76,124
Recreation, arts & culture	1,214,100	1,214,100	1,080,300	133,800
Capital program	-	4,250,000	-	4,250,000
Total expenditures	<u>5,859,900</u>	<u>10,471,600</u>	<u>5,568,584</u>	<u>4,903,016</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(334,900)</u>	<u>(4,946,600)</u>	<u>777,034</u>	<u>5,723,634</u>
Net change in fund balance	<u>\$ (334,900)</u>	<u>\$ (4,946,600)</u>	<u>\$ 777,034</u>	<u>\$ 5,723,634</u>

See notes to budgetary comparison schedules.

BAL HARBOUR VILLAGE, FLORIDA
REQUIRED SUPPLEMENTARY INFORMATION - UNAUDITED
NOTE TO BUDGETARY COMPARISON SCHEDULES

NOTE 1. BUDGET AND BUDGETARY ACCOUNTING

The Village legally adopts an annual budget for each of its funds, except for the State Law Enforcement Trust Fund and the Federal Law Enforcement Trust Fund. Of the major funds presented in a budget-to-actual format, only the general and resort tax special revenue funds have adopted budgets. The Village Manager may make transfers of appropriations within a department. Transfers of appropriations between departments and between funds require the approval of the Village Council. Therefore, the legal level of control for all funds is at the department or activity level.

The Village follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) During July, the Village Manager submits to the Village Council a proposed operating and capital budget for the fiscal year beginning the following October 1st. The budget includes proposed revenues and expenditures with an explanation regarding each expenditure that is not of a routine nature.
- b) Two public hearings are conducted to obtain taxpayer and citizen comments.
- c) Prior to September 30th, the budget is legally enacted through passage of an ordinance or resolution.
- d) At the request of the Village Manager, the Council may, by resolution, transfer any unspent appropriated balance from one activity or department to another. This typically occurs as a mid-year budget amendment or end of year budget amendment.
- e) Budgeted amounts reflected in the accompanying financial statements are as originally adopted and as amended.
- f) Appropriations lapse at year-end, except grants and capital improvements which do not lapse at year-end and are only reported to the extent of revenues recognized, and expenditures incurred for the current year.

BAL HARBOUR
- VILLAGE -

BAL HARBOUR VILLAGE, FLORIDA

REQUIRED SUPPLEMENTARY INFORMATION – UNAUDITED
SCHEDULE OF CHANGES IN THE VILLAGE'S NET PENSION LIABILITY AND RELATED RATIOS
LAST TEN YEARS

BAL HARBOUR GENERAL EMPLOYEES' PENSION PLAN

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Total Pension Liability										
Service cost	\$ 1,516,030	\$ 1,534,209	\$ 1,319,594	\$ 812,433	\$ 914,119	\$ 656,197	\$ 547,042	\$ 511,875	\$ 397,466	\$ 389,223
Interest	1,711,905	1,582,221	1,444,872	1,322,540	1,251,834	1,192,594	1,121,125	997,443	941,414	946,114
Changes in benefit terms	-	-	-	205,037	-	-	-	-	-	-
Difference between actual and expected experience	(697,140)	372,238	482,834	295,697	811,023	(146,976)	232,029	524,845	392,032	(774,055)
Changes of assumptions	-	-	-	-	(570,329)	-	701,152	637,728	380,153	550,516
Benefit payments	(1,006,995)	(926,408)	(877,163)	(848,686)	(768,588)	(610,472)	(608,845)	(601,429)	(580,345)	(559,166)
Refunds	(340,221)	(156,594)	(186,311)	(118,575)	(414,725)	(65,172)	(25,800)	(55,304)	(91,020)	-
Net Change in Total Pension Liability	1,183,579	2,405,666	2,183,826	1,668,446	1,223,334	1,026,171	1,966,703	2,015,158	1,439,700	552,632
Total Pension Liability – Beginning	28,929,839	26,524,173	24,340,347	22,671,901	21,448,567	20,422,396	18,455,693	16,440,535	15,000,835	14,448,203
Total Pension Liability – Ending (a)	30,113,418	28,929,839	26,524,173	24,340,347	22,671,901	21,448,567	20,422,396	18,455,693	16,440,535	15,000,835
Plan Fiduciary Net Position										
Contributions – employer/state	\$ 1,972,788	\$ 1,746,181	\$ 1,470,323	\$ 1,295,078	\$ 1,068,711	\$ 1,052,612	\$ 957,499	\$ 793,089	\$ 745,642	\$ 622,677
Contributions – member	319,398	305,688	241,386	192,383	204,581	162,333	124,099	126,093	103,551	78,154
Net Investment income (loss)	2,846,437	4,605,438	1,883,350	(3,419,545)	3,350,705	1,071,430	569,622	964,907	1,252,600	995,129
Benefit payments	(1,006,995)	(926,408)	(877,163)	(848,686)	(768,588)	(610,472)	(608,845)	(601,429)	(580,345)	(559,166)
Refunds and lump sums	(340,221)	(156,594)	(186,311)	(118,575)	(414,725)	(65,172)	(25,800)	(55,304)	(91,020)	-
Administrative expense	(74,382)	(66,456)	(56,226)	(71,051)	(57,731)	(64,839)	(54,941)	(53,293)	(54,150)	(54,775)
Net Change in Plan Fiduciary Net Position	3,717,025	5,507,849	2,475,359	(2,970,396)	3,382,953	1,545,892	961,634	1,174,063	1,376,278	1,082,019
Plan Fiduciary Net Position – Beginning	24,718,975	19,211,126	16,735,767	19,706,163	16,323,210	14,777,318	13,815,684	12,641,621	11,265,343	10,183,324
Plan Fiduciary Net Position – Ending (b)	28,436,000	24,718,975	19,211,126	16,735,767	19,706,163	16,323,210	14,777,318	13,815,684	12,641,621	11,265,343
Net Pension Liability – Ending (a) – (b)	\$ 1,677,418	\$ 4,210,864	\$ 7,313,047	\$ 7,604,580	\$ 2,965,738	\$ 5,125,357	\$ 5,645,078	\$ 4,640,009	\$ 3,798,914	\$ 3,735,492
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	94.43%	85.44%	72.43%	68.76%	86.92%	76.10%	72.36%	74.86%	76.89%	75.10%
Covered Payroll	\$ 4,443,475	\$ 4,272,100	\$ 3,448,325	\$ 2,371,363	\$ 2,557,263	\$ 2,029,163	\$ 1,551,238	\$ 1,576,163	\$ 1,332,178	\$ 1,251,987
Net Pension Liability as a Percentage of Covered Payroll	37.75%	98.57%	212.08%	320.68%	115.97%	252.58%	363.91%	294.39%	285.17%	298.37%
Measurement Date	9/30/2025	9/30/2024	9/30/2023	9/30/2022	9/30/2021	9/30/2020	9/30/2019	9/30/2018	9/30/2017	9/30/2016

See Note 8 for further information.

This schedule is presented to illustrate the requirements of GASB 67.

BAL HARBOUR VILLAGE, FLORIDA

REQUIRED SUPPLEMENTARY INFORMATION – UNAUDITED
SCHEDULE OF CHANGES IN THE VILLAGE'S NET PENSION LIABILITY AND RELATED RATIOS
LAST TEN YEARS

BAL HARBOUR POLICE OFFICERS' PENSION PLAN

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Total Pension Liability										
Service cost	\$ 387,212	\$ 433,577	\$ 576,273	\$ 714,032	\$ 667,911	\$ 592,730	\$ 613,120	\$ 627,129	\$ 553,181	\$ 410,248
Interest	2,452,033	2,373,566	2,312,493	2,279,678	2,246,668	2,210,418	2,097,099	2,041,709	1,860,042	1,811,845
Change in excess state money	-	-	-	-	-	-	-	-	(20,337)	-
Changes of benefit terms	-	-	-	143,457	-	-	-	-	-	(673,655)
Differences between expected and actual experience	314,490	304,282	(39,233)	(157,031)	55,771	(597,774)	864,085	71,973	474,826	25,401
Changes of assumptions	951,954	-	-	589,671	(47,199)	818,183	801,021	-	935,656	-
Other (change in state contribution reserve)	-	-	-	-	25,667	(9,660)	-	-	-	-
Benefit payments, including refunds of employee contributions	(1,969,877)	(1,918,330)	(1,750,406)	(1,643,202)	(1,647,433)	(1,681,923)	(2,402,714)	(1,666,151)	(1,587,483)	(1,988,455)
Net Change in Total Pension Liability	2,135,812	1,193,095	1,099,127	1,926,605	1,301,385	1,331,974	1,972,611	1,074,660	2,215,885	(414,616)
Total Pension Liability – Beginning	35,626,767	34,433,672	33,334,545	31,407,940	30,106,555	28,774,581	26,801,970	25,727,310	23,511,425	23,926,041
Total Pension Liability – Ending (a)	37,762,579	35,626,767	34,433,672	33,334,545	31,407,940	30,106,555	28,774,581	26,801,970	25,727,310	23,511,425
Plan Fiduciary Net Position										
Contributions – employer	1,299,340	1,235,738	1,517,945	1,546,824	1,429,097	1,440,569	1,283,722	1,090,340	1,412,053	1,267,776
Contributions – state	95,154	86,396	138,864	67,689	67,617	60,588	105,199	-	48,213	48,213
Contributions – employee	152,111	177,542	207,133	216,191	209,654	204,080	197,911	209,065	207,719	173,806
Net investment income (loss)	6,426,363	2,981,280	(2,770,068)	4,064,363	2,858,469	1,331,926	2,674,490	1,967,324	1,378,398	349,967
Benefit payments, including refunds of member contributions	(1,969,877)	(1,918,330)	(1,750,406)	(1,643,202)	(1,647,433)	(1,691,583)	(2,402,714)	(1,666,151)	(1,587,483)	(1,988,455)
Administrative expense	(110,844)	(103,144)	(122,997)	(110,388)	(97,786)	(53,270)	(95,490)	(82,083)	(86,042)	(90,015)
Net Change in Plan Fiduciary Net Position	5,892,247	2,459,482	(2,779,529)	4,141,477	2,819,618	1,292,310	1,763,118	1,518,495	1,372,858	(238,708)
Plan Fiduciary Net Position – Beginning	30,654,218	28,194,736	30,974,265	26,832,788	24,013,170	22,720,860	20,957,742	19,439,247	18,066,389	18,305,097
Plan Fiduciary Net Position – Ending (b)	36,546,465	30,654,218	28,194,736	30,974,265	26,832,788	24,013,170	22,720,860	20,957,742	19,439,247	18,066,389
Net Pension Liability – Ending (a) – (b)	1,216,114	4,972,549	6,238,936	2,360,280	4,575,152	6,093,385	6,053,721	5,844,228	6,288,063	5,445,036
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	96.78%	86.04%	81.88%	92.92%	85.43%	79.76%	78.96%	78.19%	75.56%	76.84%
Covered Payroll	\$ 1,521,103	\$ 1,775,415	\$ 2,071,335	\$ 2,161,913	\$ 2,096,536	\$ 2,040,801	\$ 1,979,108	\$ 2,090,649	\$ 2,077,194	\$ 2,168,613
Net Pension Liability as a Percentage of Covered Payroll	79.95%	280.08%	301.20%	109.18%	218.22%	298.58%	305.88%	279.54%	302.72%	251.08%

See Note 8 for further information.

Assumption changes: The investment return assumption has been lowered from 7.00% to 6.75%

This schedule is presented to illustrate the requirements of GASB 68.

BAL HARBOUR VILLAGE, FLORIDA

REQUIRED SUPPLEMENTARY INFORMATION - UNAUDITED
SCHEDULE OF CHANGES IN THE TOTAL PENSION LIABILITY AND RELATED RATIOS
LAST NINE YEARS

BAL HARBOUR VILLAGE EXCESS BENEFIT PLAN

	2025	2024	2023	2022	2021	2020	2019	2018	2017
Total Pension Liability									
Interest on the total pension liability	\$ 65,720	\$ 63,864	\$ 62,256	\$ 46,424	\$ 52,267	\$ 52,077	\$ 60,210	\$ 59,631	\$ 56,322
Difference between actual and expected experience	7,630	(14,446)	18,583	(77,941)	(55,252)	(98,115)	14,829	10,635	1,860
Changes of assumptions	(221,770)	367,889	(46,411)	(605,138)	20,673	386,030	310,002	(140,081)	(134,713)
Benefit payments	(72,608)	(70,837)	(69,110)	(67,424)	(65,780)	(64,175)	(62,610)	(61,083)	(59,593)
Net Change in Total Pension Liability	(221,028)	346,470	(34,682)	(704,079)	(48,092)	275,817	322,431	(130,898)	(136,124)
Total Pension Liability - Beginning	1,761,242	1,414,772	1,449,454	2,153,533	2,201,625	1,925,808	1,603,377	1,734,275	1,870,399
Total Pension Liability - Ending	\$ 1,540,214	\$ 1,761,242	\$ 1,414,772	\$ 1,449,454	\$ 2,153,533	\$ 2,201,625	\$ 1,925,808	\$ 1,603,377	\$ 1,734,275
Covered Payroll	not applicable	not applicable	not applicable	not applicable	not applicable	not applicable	not applicable	not applicable	not applicable
Total Pension Liability as a Percentage of Covered Payroll	not applicable	not applicable	not applicable	not applicable	not applicable	not applicable	not applicable	not applicable	not applicable

Assumption changes: Discount rate was changed from 3.81% as of 9/30/2024 to 4.90% as of 9/30/2025 due to changes in the Fidelity's "20-Year Municipal GO AA Index" between the measurement dates. Changes in future benefits payments were set to be the same as cost of living adjustment. See Note 8 for further information.

This schedule is presented to illustrate the requirements of GASB 68. Currently, only data for fiscal years ended September 30, 2017 through 2025 are available.

There are no assets accumulated in a trust to pay related benefits for the Plan.

BAL HARBOUR VILLAGE, FLORIDA

REQUIRED SUPPLEMENTARY INFORMATION – UNAUDITED SCHEDULES OF EMPLOYER CONTRIBUTIONS LAST TEN YEARS

BAL HARBOUR GENERAL EMPLOYEES' PENSION PLAN	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Actuarially Determined Contribution	\$ 1,972,788	\$ 1,746,181	\$ 1,470,323	\$ 1,295,078	\$ 1,068,711	\$ 1,052,612	\$ 957,499	\$ 793,089	\$ 745,642	\$ 622,677
Contributions in Relation to the Actuarially Determined Contribution	1,972,788	1,746,181	1,470,323	1,295,078	1,068,711	1,052,612	957,499	793,089	745,642	622,677
Contribution Deficiency (Excess)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Covered Payroll	\$ 4,443,475	\$ 4,272,100	\$ 3,448,325	\$ 2,371,363	\$ 2,557,263	\$ 1,551,238	\$ 1,576,163	\$ 1,575,163	\$ 1,332,178	\$ 1,251,987
Contributions as a Percentage of Covered Payroll	44.40%	40.87%	42.64%	54.61%	41.79%	67.86%	60.75%	50.35%	55.97%	49.74%

Notes to Schedule of Contributions

Valuation Date	October 1, 2023
Actuarial Cost Method	Entry Age Normal Cost Method
Amortization Method	Closed, Level Percent of Pay Method
Remaining Amortization Period	20 years
Asset Valuation Method	5-year Smoothed Market Value: Difference between the expected and actual return on market value of assets phased in over a period of five (5) years (at the rate of 20% per year), adjusted to be no greater than 120% and no less than 80% of the fair market value
Inflation	2.50% per year
Salary Increases	Age-based salary increase table with values ranging from 3.15% - 6.75%, including inflation
Investment Rate of Return	5.75% per year compounded annually, net of investment expenses, including inflation
Retirement Age	Experience-based table of rates based on year of eligibility
Mortality:	The mortality table for General Employees is the PUB-2010 Headcount Weighted Below Median Employee Male Table (pre-retirement), the PUB-2010 Headcount Weighted Below Median Employee Female Table (pre-retirement), the PUB-2010 Headcount Weighted Below Median Healthy Retiree Male Table (post-retirement) and the PUB- 2010 Headcount Weighted Below Median Retiree Female Table (postretirement). These tables use ages set back one year for males and future improvements in mortality projected to all future years after 2010 using scale MP-2021. These are the same rates used for Regular Class members of the Florida Retirement System (FRS) in their actuarial valuation as of July 1, 2021.

This schedule is presented to illustrate the requirements of GASB 68.

BAL HARBOUR VILLAGE, FLORIDA
 REQUIRED SUPPLEMENTARY INFORMATION – UNAUDITED
 SCHEDULES OF EMPLOYER CONTRIBUTIONS
 LAST TEN YEARS

BAL HARBOUR POLICE OFFICERS' PENSION PLAN	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Actuarially Determined Contribution	\$ 1,490,266	\$ 1,380,084	\$ 1,322,134	\$ 1,591,232	\$ 1,616,888	\$ 1,484,107	\$ 1,489,108	\$ 1,388,921	\$ 1,340,039	\$ 1,231,003
Contributions in Relation to the Actuarially Determined Contribution	1,517,767	1,394,494	1,322,134	1,656,809	1,614,513	1,496,714	1,501,157	1,388,921	1,090,340	1,460,266
Contribution Deficiency (Excess)	\$ (27,501)	\$ (14,410)	\$ -	\$ (65,577)	\$ 2,375	\$ (12,607)	\$ (12,049)	\$ -	\$ 249,699	\$ (229,263)
Covered Payroll	\$ 1,532,433	\$ 1,521,103	\$ 1,775,415	\$ 2,071,335	\$ 2,161,913	\$ 2,096,536	\$ 2,040,801	\$ 1,979,108	\$ 2,090,649	\$ 2,077,194
Contributions as a Percentage of Covered Payroll	99.04%	91.68%	74.47%	79.99%	74.68%	71.39%	73.56%	70.18%	52.15%	70.30%

Notes to Schedule of Contributions

Valuation Date October 1, 2023

Methods and assumptions used to determine contribution rates:

Actuarial Cost Method	Entry Age Normal
Amortization Method	Level Dollar, Closed
Remaining Amortization Period	20 years
Asset Valuation Method	5-year smoothed market
Inflation	2.5% per year
Salary Increases	4.5% to 15.0% depending on service, including inflation
Investment Rate of Return	6.75%
Cost-of-Living Adjustment	2.5% per year
Retirement Age	100% when first eligible for Normal Retirement or DROP entry
Early Retirement	None
Mortality	Mortality Tables for retirees and employees are the same as used by the Florida Retirement System (FRS) for its Special Risk Class in their July 1, 2023 actuarial valuation, described as Pub-2010 Headcount Weighted Safety Below Median Mortality Tables, set forward 1 year. Rates for beneficiaries are the same as for FRS Regular Class. Rates are generationally projected for all years after 2010 using SOA mortality improvement Scale MP-2018. These tables were adopted following an experience study published in 2019 covering the period July 1, 2013 through June 30, 2018.

This schedule is presented to illustrate the requirements of GASB 68.

BAL HARBOUR VILLAGE, FLORIDA
 REQUIRED SUPPLEMENTARY INFORMATION – UNAUDITED
 SCHEDULES OF INVESTMENT RETURNS (LOSS)
 LAST TEN YEARS

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
BAL HARBOUR GENERAL EMPLOYEES' PENSION PLAN										
Annual Money-Weighted Rate of Return (Loss), Net of Investment Expense	11.14%	22.62%	10.86%	16.37%	19.11%	7.17%	3.65%	6.89%	10.43%	9.90%
BAL HARBOUR POLICE OFFICERS' PENSION PLAN										
Annual Money-Weighted Rate of Return (Loss), Net of Investment Expense	10.11%	21.02%	10.59%	-8.85%	14.73%	5.76%	12.55%	12.32%	9.56%	7.42%

This schedule is presented to illustrate the requirements of GASB 67.

BAL HARBOUR VILLAGE, FLORIDA

REQUIRED SUPPLEMENTARY INFORMATION - UNAUDITED
Schedule of Changes in the Total OPEB Liability
LAST EIGHT YEARS

	2025	2024	2023	2022	2021	2020	2019	2018
Total OPEB Liability								
Service cost	\$ 38,765	\$ 47,032	\$ 63,681	\$ 86,133	\$ 78,851	\$ 60,262	\$ 60,520	\$ 61,563
Interest cost	45,627	45,140	26,349	35,282	38,931	47,718	44,190	39,361
Change in benefit terms	-	25,968	-	-	-	-	-	-
Differences between expected and actual experience	-	(94,447)	-	(191,402)	-	251,892	-	-
Changes in assumptions	51,365	29,905	(152,673)	(63,260)	29,973	(106,810)	(26,655)	(36,296)
Benefit payments	(77,407)	(94,160)	(101,707)	(108,542)	(104,947)	(98,795)	(90,177)	(51,268)
Net change in total OPEB liability	58,350	(40,562)	(164,350)	(241,789)	42,808	154,267	(12,122)	13,360
Total OPEB Liability - beginning	985,406	1,025,968	1,190,318	1,432,107	1,389,299	1,235,032	1,247,154	1,233,794
Total OPEB Liability - ending	\$ 1,043,756	\$ 985,406	\$ 1,025,968	\$ 1,190,318	\$ 1,432,107	\$ 1,389,299	\$ 1,235,032	\$ 1,247,154
Covered employee payroll	\$ 8,444,767	\$ 8,198,803	\$ 7,609,241	\$ 6,842,569	\$ 6,640,185	\$ 6,417,541	\$ 5,974,274	\$ 5,416,800
Total OPEB Liability as a percentage of covered employee payroll	12%	12%	13%	17%	22%	22%	21%	23%

Assumption changes: Changes in assumptions and other inputs reflected in the schedule of changes in the Total OPEB Liability include:
- discount rate changed to 4.63% (from 3.81% as of September 30, 2024)

Benefit Changes:

The schedule of changes in the Total OPEB Liability reflects an increase in the stipend from \$350 per month to \$450 per month paid by the Village to eligible Police Officers retiring under provisions of normal retirement after October 16, 2021.

This change is reflected in the Schedule of Changes in Total OPEB Liability. See Note 9 for further information.

There are no assets accumulated in a trust to pay related benefits for the OPEB plan. The schedule is presented to illustrate the requirements of GASB 75. Currently, only data for the fiscal years 2018 through 2025 are available to be presented.

BAL HARBOUR VILLAGE, FLORIDA

REQUIRED SUPPLEMENTARY INFORMATION – UNAUDITED
 SCHEDULE OF VILLAGE'S PROPORTIONATE SHARE OF THE NET PENSION LIABILITY
 FLORIDA RETIREMENT SYSTEM PLANS
 LAST EIGHT YEARS

Florida Retirement System	2025	2024	2023	2022	2021	2020	2019	2018
Villages' proportion of the net pension liability	0.006744%	0.005808%	0.004818%	0.003625%	0.003183%	0.003659%	0.002846%	0.000583%
Village's proportionate share of the net pension liability	\$ 2,093,006	\$ 2,246,973	\$ 2,093,006	\$ 1,348,956	\$ 240,452	\$ 2,093,006	\$ 980,181	\$ 175,516
Village's covered payroll	\$ 1,434,400	\$ 1,166,686	\$ 975,853	\$ 684,117	\$ 544,676	\$ 511,616	\$ 387,351	\$ 77,050
Village's proportionate share of the net pension liability as a percentage of its covered payroll	145.92%	192.59%	214.48%	197.18%	44.15%	409.10%	253.05%	227.79%
Plan fiduciary net position as a percentage of the total pension liability	87.26%	83.70%	82.38%	82.89%	96.40%	78.85%	82.61%	84.26%
Health Insurance Subsidy Program	2025	2024	2023	2022	2021	2020	2019	2018
Villages' proportion of the net pension liability	0.00319000%	0.00275674%	0.00246320%	0.00187724%	0.00153900%	0.00147411%	0.00115183%	0.00023600%
Village's proportionate share of the net pension liability	\$ 408,927	\$ 413,538	\$ 408,927	\$ 198,830	\$ 188,724	\$ 408,927	\$ 129,589	\$ 24,967
Village's covered payroll	\$ 1,434,400	\$ 1,166,686	\$ 975,833	\$ 684,117	\$ 544,676	\$ 511,616	\$ 387,351	\$ 77,050
Village's proportionate share of the net pension liability as a percentage of its covered payroll	28.51%	35.45%	41.91%	29.06%	34.65%	79.93%	33.46%	32.40%
Plan fiduciary net position as a percentage of the total pension liability	6.36%	4.80%	4.12%	4.81%	3.56%	3.00%	2.63%	2.15%

This schedule is presented to illustrate the requirements of GASB 68. Currently, only data for fiscal years presented are available.

BAL HARBOUR VILLAGE, FLORIDA

REQUIRED SUPPLEMENTARY INFORMATION – UNAUDITED
SCHEDULE OF VILLAGE CONTRIBUTIONS
FLORIDA RETIREMENT SYSTEM PLANS
LAST EIGHT YEARS

Florida Retirement System	2025	2024	2023	2022	2021	2020	2019	2018
Contractually required contribution	\$ 402,663	\$ 328,910	\$ 231,781	\$ 154,704	\$ 121,265	\$ 121,577	\$ 88,252	\$ 16,607
Contributions in relation to the contractually required contribution	(402,663)	(328,910)	(231,781)	(154,704)	(121,265)	(121,577)	(88,252)	(16,607)
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Village's covered payroll	\$ 1,583,038	\$ 1,230,640	\$ 1,021,698	\$ 748,354	\$ 602,638	\$ 509,007	\$ 443,167	\$ 136,738
Contributions as a percentage of covered payroll	25.44%	26.73%	22.69%	20.67%	20.12%	23.89%	19.91%	12.15%
Health Insurance Subsidy Program	2025	2024	2023	2022	2021	2020	2019	2018
Contractually required contribution	\$ 28,515	\$ 23,339	\$ 16,203	\$ 11,359	\$ 9,044	\$ 8,465	\$ 6,431	\$ 1,279
Contributions in relation to the contractually required contribution	(28,515)	(23,339)	(16,203)	(11,359)	(9,044)	(8,465)	(6,431)	(1,279)
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Village's covered payroll	\$ 1,583,038	\$ 1,230,640	\$ 1,021,698	\$ 748,354	\$ 602,638	\$ 509,007	\$ 443,167	\$ 136,738
Contributions as a percentage of covered payroll	1.80%	1.90%	1.59%	1.52%	1.50%	1.66%	1.45%	0.94%

This schedule is presented to illustrate the requirements of GASB 68. Currently, only data for fiscal years presented are available.

BAL HARBOUR
- VILLAGE -

**COMBINING FUND FINANCIAL
STATEMENTS AND SCHEDULE**

BAL HARBOUR
- VILLAGE -

BAL HARBOUR VILLAGE, FLORIDA
COMBINING BALANCE SHEET
NON-MAJOR GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025

	State Law Enforcement Special Revenue	Federal Law Enforcement Special Revenue	Security District Special Revenue	Total Non-Major Governmental Funds
<u>ASSETS</u>				
Cash and cash equivalents	\$ 670,496	22,531	\$ 3,466,292	\$ 4,159,319
Investments	-	-	234,995	234,995
Receivables, net	-	-	220	220
Due from other governments	-	-	17,658	17,658
Total assets	670,496	22,531	3,719,165	4,412,192
<u>LIABILITIES AND FUND BALANCE</u>				
Accounts payable and accrued liabilities	-	-	184,463	184,463
<u>Fund balance:</u>				
Restricted:				
Capital projects	-	-	-	-
State and federal law enforcement	670,496	22,531	-	693,027
Security district	-	-	3,534,702	3,534,702
Total fund balances	670,496	22,531	3,534,702	4,227,729
Total liabilities and fund balances	\$ 670,496	\$ 22,531	\$ 3,719,165	\$ 4,412,192

BAL HARBOUR VILLAGE, FLORIDA
COMBINING STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES
NON-MAJOR GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	State Law Enforcement Special Revenue	Federal Law Enforcement Special Revenue	Security District Special Revenue	Total Non-Major Governmental Funds
Revenues:				
Special assessments	\$ -	\$ -	\$ 1,506,679	\$ 1,506,679
Licenses and permits	-	-	148,094	148,094
Investment earnings	641	-	138,000	138,641
Total revenues	<u>641</u>	<u>-</u>	<u>1,792,773</u>	<u>1,793,414</u>
Expenditures:				
General government	5,000	-	1,287,657	1,292,657
Capital outlay	-	-	211,967	211,967
Total expenditures	<u>5,000</u>	<u>-</u>	<u>1,499,624</u>	<u>1,504,624</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(4,359)</u>	<u>-</u>	<u>293,149</u>	<u>288,790</u>
Net change in fund balance	<u>(4,359)</u>	<u>-</u>	<u>293,149</u>	<u>288,790</u>
Fund balance, beginning	674,855	22,531	3,241,553	3,938,939
Fund balance, ending	<u>\$ 670,496</u>	<u>\$ 22,531</u>	<u>\$ 3,534,702</u>	<u>\$ 4,227,729</u>

BAL HARBOUR VILLAGE, FLORIDA
BUDGETARY COMPARISON SCHEDULE
SECURITY DISTRICT FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget
Revenues:				
Special assessments	\$ 1,485,273	\$ 1,485,273	\$ 1,506,679	\$ 21,406
Licenses and permits	88,000	88,000	148,094	60,094
Investment earnings	-	-	138,000	138,000
Total revenues	<u>1,573,273</u>	<u>1,573,273</u>	<u>1,792,773</u>	<u>219,500</u>
Expenditures:				
General government	1,205,298	1,295,298	1,287,657	7,641
Capital outlay	367,975	1,420,246	211,967	1,208,279
Total expenditures	<u>1,573,273</u>	<u>2,715,544</u>	<u>1,499,624</u>	<u>1,215,920</u>
Excess (deficiency) of revenues over (under) expenditures	<u>-</u>	<u>(1,142,271)</u>	<u>293,149</u>	<u>1,435,420</u>
Net change in fund balance	<u>\$ -</u>	<u>\$ (1,142,271)</u>	<u>\$ 293,149</u>	<u>\$ 1,435,420</u>

BAL HARBOUR VILLAGE, FLORIDA
COMBINING STATEMENT OF FIDUCIARY NET POSITION
PENSION TRUST FUNDS
SEPTEMBER 30, 2025

	General Employees Pension	Police Officers Pension	Totals
<u>ASSETS</u>			
Investments, at fair value:			
Money market funds	\$ 159,168	\$ 552,043	\$ 711,211
Mutual funds	1,429,470	9,419,145	10,848,615
Bond index funds	6,660,765	-	6,660,765
U.S. government obligations	-	7,687,289	7,687,289
Corporate bonds	-	3,251,136	3,251,136
Foreign bonds	175,000	78,286	253,286
Large cap equities	14,723,913	11,764,533	26,488,446
Real estate investments	982,017	1,507,559	2,489,576
Infrastructure investments	1,406,998	-	1,406,998
Foreign stock	2,925,148	5,095,837	8,020,985
Total investments	<u>28,462,479</u>	<u>39,355,828</u>	<u>67,818,307</u>
Accrued interest receivable	-	126,285	126,285
Contributions receivable	9,341	9,759	19,100
Prepaid expenses	4,550	-	4,550
Total assets	<u>28,476,370</u>	<u>39,491,872</u>	<u>67,968,242</u>
<u>LIABILITIES</u>			
Accounts payable	<u>40,370</u>	<u>37,014</u>	<u>77,384</u>
<u>NET POSITION</u>			
Net position restricted for pension benefits	<u>\$ 28,436,000</u>	<u>\$ 39,454,858</u>	<u>\$ 67,890,858</u>

BAL HARBOUR VILLAGE, FLORIDA
COMBINING STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
PENSION TRUST FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	General Employees Pension	Police Officers Pension	Totals
ADDITIONS			
Contributions:			
Village	\$ 1,972,788	\$ 1,409,333	\$ 3,382,121
Employees	319,398	153,243	472,641
State	-	108,434	108,434
Total Contributions	<u>2,292,186</u>	<u>1,671,010</u>	<u>3,963,196</u>
Investment income:			
Interest, dividends and other income	587,483	786,328	1,373,811
Net appreciation in the fair value of investments	<u>2,302,169</u>	<u>3,047,911</u>	<u>5,350,080</u>
	2,889,652	3,834,239	6,723,891
Less investment expenses	<u>(43,215)</u>	<u>(175,609)</u>	<u>(218,824)</u>
Net investment income	<u>2,846,437</u>	<u>3,658,630</u>	<u>6,505,067</u>
Total additions	<u>5,138,623</u>	<u>5,329,640</u>	<u>10,468,263</u>
DEDUCTIONS			
Benefits payments	1,006,995	2,100,511	3,107,506
Lump sum DROP distributions	340,221	213,704	553,925
Administrative expenses	<u>74,382</u>	<u>107,032</u>	<u>181,414</u>
Total deductions	<u>1,421,598</u>	<u>2,421,247</u>	<u>3,842,845</u>
Change in net position	3,717,025	2,908,393	6,625,418
NET POSITION RESTRICTED FOR PENSION BENEFITS			
Beginning	<u>24,718,975</u>	<u>36,546,465</u>	<u>61,265,440</u>
Ending	<u>\$ 28,436,000</u>	<u>\$ 39,454,858</u>	<u>\$ 67,890,858</u>

BAL HARBOUR
- VILLAGE -

STATISTICAL SECTION - UNAUDITED

BAL HARBOUR
- VILLAGE -

STATISTICAL SECTION

This part of Bal Harbour Village's Annual Comprehensive Financial Report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the Village's overall financial health.

<u>Contents</u>	<u>Page</u>
Financial Trends <i>These schedules contain trend information to help the reader understand how the Village's financial performance and well-being have changed over time. These schedules include:</i>	108-112
Revenue Capacity <i>These schedules contain information to help the reader assess the Village's most significant local revenue source, the property tax.</i>	113-118
Debt Capacity <i>These schedules present information to help the reader assess the affordability of the Village's current levels of outstanding debt and the Village's ability to issue additional debt in the future.</i>	119-123
Demographic and Economic Information <i>These schedules offer demographic and economic indicators to help the reader understand the environment within which the Village's financial activities take place.</i>	124-125
Operating Information <i>These schedules contain service and infrastructure data to help the reader understand how the information in the Village's financial report relates to the services the Village provides and the activities it performs.</i>	126-127

Sources: Unless otherwise noted, the information in these schedules is derived from the financial statements or annual comprehensive financial reports for the relevant year.

BAL HARBOUR
- VILLAGE -

BAL HARBOUR VILLAGE, FLORIDA

NET POSITION BY COMPONENT – UNAUDITED
 LAST TEN FISCAL YEARS
 (Accrual Basis of Accounting)

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Government activities:										
Net investment in capital assets	\$ 2,706,557	\$ 31,630,842	\$ 32,114,123	\$ 33,150,693	\$ 54,484,061	\$ 56,384,097	\$ 78,957,002	\$ 89,456,010	\$ 92,208,068	\$ 93,007,848
Restricted	5,112,055	5,035,027	5,156,817	9,635,715	10,125,644	10,912,192	13,061,321	16,074,358	18,036,141	19,101,965
Unrestricted	7,510,264	9,322,579	12,019,793	13,780,660	13,834,008	21,837,755	39,882,293	39,790,634	44,949,803	58,815,404
Total governmental activities net position	\$ 15,328,876	\$ 45,988,448	\$ 49,290,733	\$ 56,567,068	\$ 78,443,713	\$ 89,134,044	\$ 131,900,616	\$ 145,321,002	\$ 155,194,012	\$ 170,925,217
Business-type activities:										
Net Invested in capital assets	\$ 4,448,041	\$ 13,717,215	\$ 15,826,763	\$ 17,139,918	\$ 17,940,383	\$ 18,603,172	\$ 20,244,622	\$ 23,001,633	\$ 25,924,814	\$ 28,329,448
Unrestricted	8,356,699	9,802,290	8,711,616	10,143,185	10,473,847	10,188,810	9,148,166	7,750,813	6,111,665	4,478,784
Total business-type activities net position	\$ 12,804,740	\$ 23,519,505	\$ 24,538,379	\$ 27,283,103	\$ 28,414,230	\$ 28,791,982	\$ 29,392,788	\$ 30,752,446	\$ 32,036,479	\$ 32,808,232
Primary government:										
Net Invested in capital assets	\$ 7,154,598	\$ 45,348,057	\$ 47,940,886	\$ 50,290,811	\$ 72,424,444	\$ 74,987,269	\$ 99,201,624	\$ 112,457,643	\$ 118,132,882	\$ 121,337,296
Restricted	5,112,055	5,035,027	5,156,817	9,635,715	10,125,644	10,912,192	13,061,321	16,074,358	18,036,141	19,101,965
Unrestricted	15,896,963	19,124,869	20,731,409	23,923,845	24,307,855	32,026,565	49,030,459	47,541,447	51,061,468	63,294,188
Total primary government net position	\$ 28,163,616	\$ 69,507,953	\$ 73,829,112	\$ 83,850,371	\$ 106,857,943	\$ 117,926,026	\$ 161,293,404	\$ 176,073,448	\$ 187,230,491	\$ 203,733,449

BAL HARBOUR VILLAGE, FLORIDA

CHANGES IN NET POSITION – UNAUDITED
 LAST TEN FISCAL YEARS
 (Accrual Basis of Accounting)

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Expenses:										
Governmental activities:										
General government	\$ 4,629,417	\$ 5,863,429	\$ 5,617,805	\$ 6,456,473	\$ 7,040,358	\$ 6,604,179	\$ 6,748,287	\$ 5,180,355	\$ 8,278,892	\$ 11,757,280
Public safety	6,605,925	6,064,111	6,568,155	6,635,010	8,227,790	7,026,299	4,934,100	10,013,843	9,546,632	6,848,094
Community services	1,963,975	2,081,680	2,193,271	2,539,431	2,264,482	2,018,345	2,037,813	5,095,973	6,615,105	7,326,948
Tourism development	3,479,071	3,351,037	3,629,100	3,539,890	2,304,237	1,879,376	3,477,619	1,527,281	2,033,052	1,918,073
Interest on long-term debt	-	-	-	-	-	-	3,757	8,111	2,895	1,263
Total government activities expenses	16,678,388	17,360,257	18,008,331	19,170,804	19,836,867	17,528,199	17,201,576	21,825,563	26,476,576	27,851,658
Business-type activities:										
Water and sewer	3,567,105	3,300,056	3,333,587	3,800,127	3,791,346	4,189,214	4,157,525	4,218,025	4,638,737	4,900,851
Total business-type activities	3,567,105	3,300,056	3,333,587	3,800,127	3,791,346	4,189,214	4,157,525	4,218,025	4,638,737	4,900,851
Total primary government expenses	20,245,493	20,660,313	21,341,918	22,970,931	23,628,213	21,717,413	21,359,101	26,043,588	31,115,313	32,752,509
Program revenues:										
Government activities:										
Charges for services:										
General government	2,645,886	3,510,905	4,392,385	3,996,536	4,448,128	5,546,973	6,450,109	8,279,914	7,930,137	9,438,104
Public safety	1,103,188	669,672	407,099	914,305	559,142	849,682	1,133,619	1,169,806	1,322,411	970,104
Community services	-	-	-	-	-	-	322,814	-	-	-
Operating grants and contributions	-	-	-	-	-	2,102,721	-	143,707	169,700	153,435
Capital grants and contributions	138,308	29,020,077	(20,077)	3,025,000	20,000,000	616,900	14,411,696	75,000	1,010,749	1,203,439
Total governmental activities and program revenues	3,887,382	33,200,654	4,779,407	7,935,841	25,007,270	9,116,276	22,318,238	9,668,427	10,432,997	11,765,082
Business-type activities:										
Charges for services										
Water and sewer	4,438,684	4,183,763	4,276,844	4,392,761	4,294,451	4,543,188	4,693,354	5,227,676	5,527,438	5,432,440
Capital grants and contributions	1,009,698	9,783,539	7,041	2,057,840	658,232	-	-	-	-	-
Total business-type activities program revenues	5,448,382	13,967,302	4,283,885	6,450,601	4,952,683	4,543,188	4,693,354	5,227,676	5,527,438	5,432,440
Total primary government program revenues	9,335,764	47,167,956	9,063,292	14,386,442	29,959,953	13,659,464	27,011,592	14,896,103	15,960,435	17,197,522

(Continued)

BAL HARBOUR VILLAGE, FLORIDA

CHANGES IN NET POSITION – UNAUDITED
(Continued)
LAST TEN FISCAL YEARS
(Accrual Basis of Accounting)

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Net (expense) revenue:										
Business type activities	1,881,277	10,667,246	950,298	2,650,474	1,161,337	353,974	535,829	1,009,651	888,701	531,589
Total primary government net expense	(10,909,729)	26,507,643	(12,278,626)	(8,584,489)	6,331,740	(8,057,949)	5,652,491	(11,147,485)	(15,154,878)	(15,554,987)
General revenues and other changes in net assets:										
Governmental activities										
Taxes:										
Ad-valorem taxes	7,193,763	8,195,619	10,010,648	10,139,283	10,258,510	9,824,672	9,769,187	10,707,645	11,976,316	14,303,485
Franchise fees based on gross receipts and utility taxes	1,528,901	1,590,867	1,601,350	1,613,151	1,518,958	1,587,850	1,793,918	1,992,170	1,997,991	2,003,248
Unrestricted intergovernmental revenue	629,457	731,511	756,387	1,012,413	1,083,278	888,970	887,173	987,177	919,521	928,294
Tourism tax	3,423,437	3,331,088	3,825,266	4,526,248	2,777,408	4,813,175	5,931,450	5,775,431	5,659,962	5,789,485
Unrestricted investment earnings	50,747	84,091	150,075	203,734	129,251	50,802	378,644	2,245,931	3,540,017	3,205,085
Miscellaneous	957,404	855,999	609,934	1,003,220	848,977	1,936,785	18,889,538	3,869,168	1,822,782	5,588,184
Transfers	-	-	18,722	13,449	89,660	-	-	-	-	-
Total governmental activities	13,783,709	14,789,175	16,972,382	18,511,498	16,706,042	19,102,254	37,649,910	25,577,522	25,916,589	31,817,781
Business-type activities										
Unrestricted investment earnings	19,205	47,519	87,298	107,699	59,450	23,778	64,977	350,007	395,332	240,164
Transfers	-	-	(18,722)	(13,449)	(89,660)	-	-	-	-	-
Total business-type activities	19,205	47,519	68,576	94,250	(30,210)	23,778	64,977	350,007	395,332	240,164
Total primary government	13,802,914	14,836,694	17,040,958	18,605,748	16,675,832	19,126,032	37,714,887	25,927,529	26,311,921	32,057,945
Change in net position										
Governmental activities	992,703	30,629,572	3,743,458	7,276,535	21,876,445	10,690,331	42,766,572	13,420,386	9,873,010	15,731,205
Business-type activities	1,900,482	10,714,765	1,018,874	2,744,724	1,131,127	377,752	600,806	1,359,658	1,284,033	771,753
Total primary government	\$ 2,893,185	\$ 41,344,337	\$ 4,762,332	\$ 10,021,259	\$ 23,007,572	\$ 11,068,083	\$ 43,367,378	\$ 14,780,044	\$ 11,157,043	\$ 16,502,958

BAL HARBOUR VILLAGE, FLORIDA

FUND BALANCES OF GOVERNMENTAL FUNDS – UNAUDITED
 LAST TEN FISCAL YEARS
 (Modified Accrual Basis of Accounting)

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
General fund:										
Restricted	\$ 368,934	\$ 368,934	\$ 368,934	\$ 3,025,000	\$ 3,000,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000
Committed	-	-	-	-	-	-	14,956,228	15,404,915	16,252,185	13,416,396
Non-spendable	-	-	-	64,996	77,752	110,627	159,584	154,094	205,248	193,518
Assigned	5,155,978	5,634,930	6,309,833	9,493,556	12,700,628	22,520,890	18,168,600	15,063,017	19,873,223	30,282,637
Unassigned	10,960,921	12,890,324	15,247,427	15,216,033	14,037,405	12,149,328	15,426,172	18,115,222	20,078,394	25,450,774
Total general fund	<u>\$ 16,485,833</u>	<u>\$ 18,894,188</u>	<u>\$ 21,926,194</u>	<u>\$ 27,799,585</u>	<u>\$ 29,815,785</u>	<u>\$ 35,280,845</u>	<u>\$ 49,210,584</u>	<u>\$ 49,237,248</u>	<u>\$ 56,909,050</u>	<u>\$ 69,843,325</u>
All other government funds:										
Reserved, reported in:										
Non-spendable	\$ -	\$ -	\$ -	\$ 3,500	\$ 2,680	\$ 13,750	\$ -	\$ -	\$ 3,114	\$ 12,507
Restricted:										
Tourism fund	3,090,456	3,110,249	3,318,691	4,737,680	5,291,064	8,225,088	10,731,699	12,437,522	13,594,088	14,361,729
Other governmental funds	2,021,599	1,924,778	1,868,126	1,869,535	1,834,400	2,173,354	2,377,019	3,136,836	3,938,939	4,227,729
Total all other governmental funds	<u>\$ 5,112,055</u>	<u>\$ 5,035,027</u>	<u>\$ 5,186,817</u>	<u>\$ 6,610,715</u>	<u>\$ 7,128,144</u>	<u>\$ 10,412,192</u>	<u>\$ 13,108,718</u>	<u>\$ 15,574,358</u>	<u>\$ 17,536,141</u>	<u>\$ 18,601,965</u>

* Restricted Fund Balance includes Capital Projects, Tourism, State Law Enforcement, and Security Fund balances.

**Assigned fund balance includes amounts for future capital projects (\$26.2M), post-employment benefits and pensions (\$2.6M), future claims (\$500k) and for building and zoning future costs (\$1.0M). Prior year balances primarily represent monies set aside for future capital projects; as well as post-employment benefits and pensions.

BAL HARBOUR VILLAGE, FLORID.

CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS – UNAUDITED

LAST TEN FISCAL YEARS

(Modified Accrual Basis of Accounting)

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Revenues:										
Ad valorem taxes	\$ 7,193,763	\$ 8,195,619	\$ 10,010,648	\$ 10,139,283	\$ 10,258,510	\$ 9,824,672	\$ 9,769,187	\$ 10,707,645	\$ 11,976,316	\$ 14,303,485
Utility taxes and franchise fees	1,840,407	1,880,227	1,601,350	1,882,756	1,794,819	1,821,576	2,040,665	2,244,410	2,250,267	2,265,056
Licenses and permits	1,296,318	2,186,908	2,287,708	2,703,831	2,259,810	2,851,772	3,712,216	4,416,406	4,081,105	5,583,368
Special assessments	407,333	424,346	603,159	592,950	688,946	919,422	936,960	1,863,178	1,616,355	1,506,679
Intergovernmental	456,259	442,151	756,387	742,808	807,417	3,374,865	2,244,936	953,644	1,847,694	2,023,360
Charges for services	942,235	899,651	1,025,384	1,175,889	1,499,372	1,775,779	1,800,933	2,000,330	2,232,677	2,348,057
Tourist tax	3,423,437	3,331,088	3,825,266	4,526,248	2,777,408	4,813,175	5,931,450	5,775,431	5,659,962	5,789,485
Fines and forfeitures	1,101,657	663,240	383,907	914,305	554,154	849,682	1,133,619	1,139,698	1,322,411	970,104
Investment earnings	50,924	84,248	150,219	203,734	129,251	50,802	378,644	2,245,931	3,540,017	3,205,085
Developer contribution	834,922	840,852	500,000	3,525,000	459,011	1,139,456	18,056,228	3,005,000	1,000,000	4,881,152
Miscellaneous	123,836	21,422	132,982	503,220	394,954	797,329	833,310	889,708	831,538	707,032
Total revenues	17,671,091	18,969,752	21,277,010	26,910,024	21,623,652	28,218,530	46,838,148	35,241,381	36,358,342	43,582,863
Expenditures:										
General government	5,040,926	4,982,816	5,026,069	5,203,742	5,742,688	6,000,598	6,330,899	6,986,278	7,935,962	8,778,616
Public safety	6,484,618	5,929,379	6,140,275	6,596,510	6,999,460	7,286,884	7,191,216	7,511,217	8,197,362	9,008,070
Solid waste	615,626	613,849	610,507	682,978	697,872	695,588	718,066	748,468	753,536	757,916
Road and streets	977,257	948,261	1,154,994	1,290,374	1,112,096	1,099,784	1,102,699	3,009,325	3,238,635	3,511,399
Recreation, arts & culture	328,956	405,336	314,807	416,337	286,594	84,589	58,737	1,157,141	2,424,898	2,857,620
Tourism development	3,373,729	3,317,701	3,593,659	3,510,355	2,275,996	1,853,605	3,447,643	1,460,109	1,962,802	1,845,193
Capital outlay	362,101	31,581	627,704	1,807,579	1,966,352	2,405,753	11,371,017	11,833,506	2,203,808	2,746,344
Debt service:										
Principal	266,861	330,309	660,052	80,718	93,024	38,594	44,785	58,349	91,395	76,343
Interest	95,699	110,772	13,869	7,591	5,601	4,027	3,757	3,543	1,882	1,263
Total expenditures	17,545,773	16,670,004	18,141,936	19,596,184	19,179,683	19,469,422	30,268,819	32,767,936	26,810,280	29,582,764
Excess (deficiency) of revenue over expenditures	125,318	2,299,748	3,135,074	7,313,840	2,443,969	8,749,108	16,569,329	2,473,445	9,548,062	14,000,099
Other financing sources (uses):										
C Bonds issued/ lease	29,527	31,581	-	-	-	-	59,936	18,859	85,523	-
Transfers in	314	-	18,722	13,449	89,600	-	-	-	-	-
Transfers out	(314)	-	-	-	-	-	-	-	-	-
Total other financing sources (uses)	29,527	31,581	18,722	13,449	89,600	-	59,936	18,859	85,523	-
Net change in fund balance	\$ 154,845	\$ 2,331,329	\$ 3,153,796	\$ 7,327,289	\$ 2,533,569	\$ 8,749,108	\$ 16,629,265	\$ 2,492,304	\$ 9,633,585	\$ 14,000,099
Debt service expenditures as a % of noncapital expenditures	2.2%	2.7%	4.0%	0.5%	0.6%	0.3%	0.3%	0.3%	0.4%	0.3%

BAL HARBOUR VILLAGE, FLORIDA

GOVERNMENTAL ACTIVITIES TAX REVENUES BY SOURCE – UNAUDITED
LAST TEN FISCAL YEARS
(Accrual Basis of Accounting)

Fiscal Year Ended September 30,	Tax Roll Year	Ad Valorem Taxes	Franchise Fees and Utility Taxes	Tourism Tax	Total
2016	2015	\$ 7,193,763	\$ 1,528,901	\$ 3,423,437	\$ 12,146,101
2017	2016	8,195,619	1,590,867	3,331,088	13,117,574
2018	2017	10,010,648	1,601,350	3,825,266	15,437,264
2019	2018	10,139,283	1,613,151	4,526,247	16,278,681
2020	2019	10,258,510	1,518,958	2,777,408	14,554,876
2021	2020	9,824,672	1,587,850	4,813,175	16,225,697
2022	2021	9,769,187	1,793,918	5,931,450	17,494,555
2023	2022	10,707,645	1,992,170	5,775,431	18,475,246
2024	2023	11,976,316	1,997,991	5,659,962	19,634,269
2025	2024	14,303,485	2,003,248	5,789,485	22,096,218

BAL HARBOUR VILLAGE, FLORIDA

GENERAL FUND GOVERNMENTAL REVENUES BY SOURCE – UNAUDITED LAST TEN FISCAL YEARS

Fiscal Year Ended September 30,	Taxes	Inter- Governmental	Licenses and Permits	Charges for Service	Fines and Forfeitures	Investment Earnings	Other	Developer Contribution	Total
2016	\$ 12,457,607	\$ 456,259	\$ 1,296,318	\$ 1,349,568	\$ 1,101,657	\$ 50,924	\$ 123,836	\$ 834,922	\$ 17,671,091
2017	13,406,934	442,151	2,186,908	1,323,997	663,240	84,248	21,422	840,852	18,969,752
2018	11,913,189	455,196	2,287,708	1,025,384	383,907	109,746	109,934	500,000	16,785,064
2019	12,022,039	742,808	2,703,831	1,175,889	914,305	148,867	125,042	3,525,000	21,357,781
2020	12,053,329	807,417	2,229,867	1,499,372	553,545	98,481	336,294	459,011	18,037,316
2021	11,646,248	3,374,865	2,787,470	1,775,779	849,682	40,941	771,060	1,139,456	22,385,501
2022	11,809,852	2,244,936	3,623,795	1,800,933	1,133,619	310,407	777,228	18,056,228	39,756,998
2023	12,952,055	953,644	4,215,547	2,000,330	1,139,698	1,756,643	830,421	3,005,000	26,853,338
2024	14,226,583	1,847,694	3,823,269	2,232,677	1,322,411	2,831,062	806,353	1,000,000	28,090,049
2025	16,568,541	2,023,360	5,435,274	2,348,057	970,104	2,525,372	691,971	4,881,152	35,443,831

BAL HARBOUR VILLAGE, FLORIDA

TOTAL VALUE AND ESTIMATED ACTUAL ASSESSED VALUE OF TAXABLE PROPERTY – UNAUDITED LAST TEN CALENDAR YEARS

Calendar Year	Residential Property	Commercial Property	Personal Property	Other Property	Total Estimated Actual Value	Exemptions	Net Assessed Value	Total Direct Tax Rate (a)	Net Assessed Value as a Percentage of Estimated Actual Value
2016	4,630,037,791	576,530,305	74,345,511	8,793,501	5,289,707,108	1,040,402,108	4,249,305,000	1.9654	80.33%
2017	4,887,875,474	549,764,276	85,089,223	13,079,086	5,535,808,059	1,102,076,500	4,433,731,559	1.9654	80.09%
2018	5,499,313,271	553,901,409	80,038,174	103,762,729	6,237,015,583	922,809,073	5,314,206,510	1.9654	85.20%
2019	5,418,035,388	601,166,952	84,448,270	63,952,817	6,167,603,427	668,781,338	5,498,822,089	1.9654	89.16%
2020	5,332,307,758	642,413,314	80,740,683	74,886,913	6,130,348,668	630,230,842	5,500,117,826	1.9654	89.72%
2021	4,901,373,815	639,222,999	79,630,705	83,869,382	5,704,096,901	427,106,395	5,276,990,506	1.9654	92.51%
2022	4,943,014,024	644,559,447	75,770,056	125,262,853	5,788,606,380	525,530,237	5,263,076,143	1.9654	90.92%
2023	5,619,165,383	804,786,659	85,946,837	168,164,818	6,678,063,697	903,861,821	5,774,201,876	1.9654	86.47%
2024	7,223,782,431	922,520,409	99,768,954	194,860,787	8,440,932,581	2,160,099,225	6,280,833,356	1.9654	74.41%
2025	7,763,266,553	1,023,673,425	99,029,498	363,276,449	9,249,245,925	2,352,806,077	6,896,439,848	2.1439	74.56%

(a) Miami Dade Property Appraiser

Note: Property taxes are for a calendar year, while tax rates are for fiscal years.

Note: Total Values are compared to Assessed Values both provided by the Miami-Dade County Property Appraiser.

BAL HARBOUR VILLAGE, FLORIDA

PRINCIPAL PROPERTY ASSESSED VALUES – UNAUDITED

Fiscal Year 2025

	Market Assessed Value	Taxable Assessed Value	Rank	Percentage of Total Taxable Assessed Value
St. Regis Hotel and Condominiums (Seldar)	\$ 1,204,165,438	\$ 1,202,965,438	1	17.44%
Oceana	1,194,993,289	1,193,643,289	2	17.31%
One Bal Harbour / Ritz Carlton Complex	684,354,765	682,644,765	3	9.90%
The Majestic Complex	347,148,276	344,828,276	4	5.00%
Bal Harbour Shops	325,084,908	325,084,908	5	4.71%
Balmoral Complex	323,836,928	320,076,928	6	4.64%
Harbour House	292,778,916	290,563,916	7	4.21%
Bal Harbour Tower	289,743,887	287,673,887	8	4.17%
Bal Harbour 101	243,657,688	240,622,688	9	3.49%
Bellini	198,046,281	196,791,281	10	2.85%
Total	\$ 5,103,810,376	\$ 5,084,895,376		73.72%

Notes:

- The ten properties with the highest assessed values comprise 73.73% of the total taxable value for the Village as a whole.
- 35.75% of the percent of total taxable value for 2025, is within 2 of the 10 highest taxable value.
- Properties ranked #1 and #2 did not exist 10 years ago, this indicates significant assessed value growth due to oceanfront development within the Village, as these properties comprise just over half of the top 10 value for the Village.

BAL HARBOUR VILLAGE, FLORIDA
PROPERTY TAX LEVIES AND COLLECTIONS – UNAUDITED
LAST TEN FISCAL YEARS

Fiscal Years Ended September 30,	Taxes Levied for the Fiscal Year			Collected within the Fiscal Year of the Levy		Distribution of Prior Year Levy	Total Collections to Date	
	Gross Levy	Discount	Net Levy	Amount	Percentage of Levy		Amount	Percentage of Net Levy
2016	8,351,584	1,161,483	7,190,101	7,190,101	86.09%	3,661	7,193,762	86.14%
2017	8,715,056	838,213	7,876,843	7,876,843	90.38%	318,776	8,195,619	94.04%
2018	10,444,541	522,227	9,922,314	9,656,475	92.45%	354,173	10,010,648	95.85%
2019	10,808,734	541,718	10,267,016	9,704,307	89.78%	434,976	10,139,283	93.81%
2020	10,599,003	329,568	10,269,435	9,869,362	93.12%	389,148	10,258,510	96.79%
2021	10,103,870	251,043	9,852,827	9,493,585	93.96%	331,087	9,824,672	97.24%
2022	10,166,564	339,717	9,826,847	9,514,720	93.59%	254,467	9,769,187	96.09%
2023	11,014,124	232,938	10,781,186	10,289,091	93.42%	418,554	10,707,645	97.22%
2024	12,374,630	647,498	11,727,132	11,552,109	93.35%	424,207	11,976,316	96.78%
2025	14,868,845	1,992,295	12,876,550	13,790,153	92.75%	513,332	14,303,485	96.20%

**The 'Discount' increase since 2015 reflects Value Adjustment Board clearance of appeal backlogs, resulting in a compounding affects in the subsequent year. Per State TRIM requirements, the Village must budget Ad Valorem proceeds at 95%, Committed:*

BAL HARBOUR VILLAGE, FLORIDA

PROPERTY TAX RATES
DIRECT AND OVERLAPPING GOVERNMENTS – UNAUDITED
(Per \$1,000 of Taxable Value)
LAST TEN FISCAL YEARS

Fiscal Years Ended September 30,	Tax Roll Year	Direct Rate Village			Overlapping Rates										Total Direct & Overlapping Rates
		Operating and Total Millage	Operating Millage/Voted Operating	Debt Service Millage	School District			State				Miami-Dade County		Special Districts	
					Everglades Project	South Florida Water Management District	Okeechobee Basin	Florida Inland Navigation District		Operating Millage	Debt Service Millage	Children's Trust	Fire & Rescue	Fire Debt	
2016	2015	1.9654	7.413	0.1990	0.0506	0.1459	0.1586	0.0320		4.6669	0.4500	0.5000	2.4207	0.0086	18.0107
2017	2016	1.9654	7.138	0.1840	0.0471	0.1359	0.1477	0.0320		4.6669	0.4000	0.5000	2.4207	0.0075	17.6452
2018	2017	1.9654	6.774	0.2200	0.0441	0.1275	0.1384	0.0320		4.6669	0.4000	0.4673	2.4207	0.0075	17.2638
2019	2018	1.9654	6.504	0.2290	0.0417	0.1209	0.1310	0.0320		4.6669	0.4644	0.4415	2.4207	-	17.0175
2020	2019	1.9654	7.025	0.1230	0.0397	0.1152	0.1246	0.0320		4.6669	0.4780	0.4680	2.4207	-	17.4585
2021	2020	1.9654	6.936	0.1930	0.038	0.1103	0.1192	0.0320		4.6669	0.4780	0.4507	2.4207	-	17.4102
2022	2021	1.9654	6.829	0.1800	0.0365	0.1061	0.1146	0.0320		4.6669	0.5075	0.5000	2.4207	-	17.3587
2023	2022	1.9654	6.424	0.1650	0.0327	0.0948	0.1026	0.0320		4.6202	0.4853	0.5000	2.3965	-	16.8185
2024	2023	1.9654	6.566	0.1330	0.0327	0.0948	0.1026	0.0288		4.574	0.4355	0.5000	2.3965	-	16.8293
2025	2024	2.1439	6.468	0.1340	0.0327	0.0948	0.1026	0.0288		4.574	0.4271	0.5000	2.3965	-	16.9024

Source: Miami-Dade County Property Appraiser's Office

BAL HARBOUR VILLAGE, FLORIDA

RATIOS OF OUTSTANDING DEBT BY TYPE – UNAUDITED LAST TEN FISCAL YEARS

Fiscal Years Ended September 30,	Governmental Activities		Business-type Activities			Total Primary Government	Per Capita Personal Income (1)	Percentage of Total Personal Income	Population	Net Debt per Capita
	Revenue Bonds	Leases and SBITA	Outstanding Non-GO Bonds	Note Payable	Leases and SBITA					
2016	240,499	1,110,950	6,630,895	-	27,923	8,010,267	52,081	5.66%	2,716	2,949
2017	217,770	780,795	6,004,248	-	47,414	7,050,227	53,856	4.82%	2,716	2,596
2018	194,758	143,935	5,369,769	-	37,199	5,745,661	53,856	3.40%	3,134	1,833
2019	171,458	86,517	4,727,363	-	27,421	5,012,759	57,585	2.86%	3,039	1,649
2020	147,867	17,084	4,076,926	8,096,000	16,509	12,354,386	69,567	2.04%	3,004	4,113
2021	123,982	2,375	3,418,360	7,565,000	2,374	11,112,091	69,567	5.16%	3,093	3,593
2022	99,798	77,136	2,751,564	7,027,000	18,718	9,974,216	89,702	3.66%	3,037	3,284
2023	75,311	62,133	2,076,435	6,482,000	12,971	8,708,850	101,899	2.84%	3,035	2,869
2024	50,518	81,054	1,392,869	5,930,000	7,213	7,461,654	116,504	2.11%	3,021	2,470
2025	25,417	29,812	700,759	5,371,000	1,440	6,128,428	122,726	1.65%	3,055	2,006

Notes: Details regarding the Village's outstanding debt can be found in the notes to the financial statements.

BAL HARBOUR VILLAGE, FLORIDA

**RATIOS OF BONDED DEBT OUTSTANDING – UNAUDITED
LAST TEN FISCAL YEARS**

Fiscal Years Ended September 30,	Gross Bonded Debt	Less: Amounts Available in Debt Service Funds	Net Bonded Debt	Assessed Value of Taxable Property	Ratio of Net Bonded Debt to Assessed Value	Population	Net Bonded Debt per Capita (1)
2016	6,871,394	-	6,871,394	4,243,000,000	0.162%	2,716	2,530
2017	6,222,018	-	6,222,018	4,433,731,559	0.140%	2,716	2,291
2018	5,564,527	-	5,564,527	5,314,206,510	0.105%	3,314	1,679
2019	4,898,821	-	4,898,821	5,498,822,089	0.089%	3,039	1,612
2020	4,224,793	-	4,224,793	5,500,117,826	0.077%	3,004	1,406
2021	3,542,342	-	3,542,342	5,276,990,506	0.067%	3,093	1,145
2022	2,851,362	-	2,851,362	5,263,076,143	0.054%	3,037	939
2023	2,151,746	-	2,151,746	5,774,201,876	0.037%	3,035	709
2024	1,443,387	-	1,443,387	6,280,833,356	0.023%	3,021	478
2025	726,176	-	726,176	6,896,439,848	0.011%	3,055	238

(1) Population & Income Estimates from the 2024 US Census AmericanCommunity Survey.

BAL HARBOUR VILLAGE, FLORIDA

DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITY DEBT – UNAUDITED
SEPTEMBER 30, 2025

	Debt Outstanding	Percentage Applicable to Bal Harbour Village (1)	Share of Direct & Overlapping Debt
Jurisdiction			
Direct			
Bal Harbour Village	\$ 55,229	100.00%	\$ 55,229
Overlapping:			
Miami-Dade Board of County Commissioners (2)	21,593,408	1.46%	315,264
Miami-Dade County School Board (3)	2,802,281	1.23%	34,468
Subtotal, overlapping debt	24,395,689		349,732
Total direct and overlapping	\$ 24,450,918		\$ 404,961

Notes:

- (1) Based on ratio of assessed taxable value obtained from Miami-Dade County Property Appraiser 2025 roll.
- (2) Source: Miami-Dade County 2024 ACFR.
- (3) Source: Miami-Dade County School Board 2025 ACFR.

The Village Charter does not establish a legal debt limit nor does the Florida Statutes impose a limit.

BAL HARBOUR VILLAGE, FLORIDA

LEGAL DEBT MARGIN INFORMATION – UNAUDITED LAST TEN FISCAL YEARS

Note: Neither the Village Charter nor State Law establish a legal debt margin.

BAL HARBOUR VILLAGE, FLORIDA
PLEDGED REVENUE COVERAGE
LAST TEN FISCAL YEARS

CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2011 – UNAUDITED

Fiscal Years Ended September 30:	Pledged Revenues	Additional Appropriated Revenues, Not From Ad Valorem, Water and Sewer System	Additional Appropriated Revenues, Not From Ad Valorem, General Fund	Total Revenue Pledged or Appropriated	Total Debt Service Required	Coverage	Required Coverage
2016	295,833	-	800,121	1,095,954	829,141	1.32	0.00
2017	290,807	-	792,386	1,083,193	821,126	1.32	0.00
2018	295,374	-	784,555	1,079,929	813,010	1.33	0.00
2019	315,888	-	776,625	1,092,513	804,793	1.36	0.00
2020	277,554	-	760,469	1,038,023	788,050	1.32	0.00
2021	326,136	-	752,238	1,078,374	779,521	1.38	0.00
2022	399,286	-	743,904	1,143,190	770,886	1.48	0.00
2023	447,574	-	735,467	1,183,041	762,142	1.55	0.00
2024	434,316	-	726,924	1,161,240	753,289	1.54	0.00
2025	424,649	-	718,274	1,142,923	744,326	1.54	0.00

1. Pledged Revenues Include State Revenue Sharing, 1/2¢ Sales Tax Sharing, and Alcoholic Beverage License Shared Revenues.
2. To the extent pledged revenues are insufficient, the Village promises to budget and appropriate any difference.
3. The debt was originally issued for both Water and Sewer capital needs and General Fund capital needs.

BAL HARBOUR VILLAGE, FLORIDA

DEMOGRAPHIC AND ECONOMIC STATISTICS – UNAUDITED LAST TEN CALENDAR (OR FISCAL) YEARS

Calendar Year	Population		School Enrollment	Unemployment Rate	Personal Income (Expressed in Thousands)	
	Village	County (a)			Total (d)	Per Capita (e)
2016	2,716	2,700,794	355,269	5.2%	141,451,996	52,081
2017	2,716	2,727,606	356,086	4.6%	146,272,896	53,856
2018	3,134	2,751,796	418,498	4.7%	168,784,704	53,856
2019	3,134	2,761,581	350,040	3.2%	180,471,390	57,585
2020	3,004	2,716,940	347,069	9.7%	208,979,268	69,567
2021	3,093	2,701,767	334,400	4.9%	215,170,731	69,567
2022	3,037	2,662,777	329,337	2.3%	272,424,974	89,702
2023	3,035	2,673,837	335,725	2.5%	309,263,465	101,899
2024	3,021	2,774,841	337,112	2.9%	351,958,584	116,504
2025 (f)	3,055	2,814,927	335,474	3.6%	374,927,930	122,726

Note:

- (a) Source: Bureau of Economic and Business Research, University of Florida
- (b) Source: Miami-Dade County Public Schools, Florida (county wide)
- (c) Source: U.S. Bureau of Labor Statistics
- (d) Source: U.S. Department of Labor – Annual Rate
- (e) Source U.S. Census American Community Survey – Fact Finder.
- (f) County population estimates updated from Census Quick – Facts, Village estimate from Beacon Council profile. Total Personal Income computed using population and per capita data.

BAL HARBOUR VILLAGE, FLORIDA
PRINCIPAL EMPLOYERS 2025 – UNAUDITED

Employer	2025			2015			Percentage of Total County Employment
	Employees	Rank	Total County Employment	Employees	Rank		
Miami-Dade County Public Schools	34,512	1	2.47%	31,000	1		2.35%
Miami-Dade County	31,901	2	2.28%	24,692	2		1.87%
Florida State Gov't	25,152	3	1.80%	19,200	4		1.46%
U.S. Federal Government	21,800	4	1.56%	19,300	3		1.47%
University of Miami, Inc	20,591	5	1.47%	13,864	5		1.05%
Jackson Health System	15,000	6	1.07%	8,163	8		0.62%
American Airlines	14,600	7	1.05%	11,773	7		0.89%
Publix Supermarket	13,231	8	0.95%	-	-		-
Florida International University	10,347	9	0.74%	4,951	9		0.38%
Amazon	7,595	10	0.54%	-	-		-
Baptist Health Systems of South FL	-	-	-	13,369	6		1.02%
City of Miami	-	-	-	3,820	10		0.29%
Total Labor Force Employment	1,396,943		13.94%	1,317,045			

Source: The Beacon Council, Miami, Florida, Most recent data available.
 Miami-Dade County Comprehensive Financial Report 2015-16.
 Miami-Dade County Public Schools Statistical Highlights 2024-25.

BAL HARBOUR VILLAGE, FLORIDA

**OPERATING INDICATORS BY FUNCTION/PROGRAM – UNAUDITED
LAST TEN FISCAL YEARS**

Function/Program	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
General government:										
Non-sworn personnel	48.5	49	49	53	53	54	56	89	64	66
Square miles	.6 miles	.6 miles	.6 miles	.6 miles	.6 miles	.6 miles	.6 miles	.6 miles	.6 miles	.6 miles
Elections:										
Registered voters	1,612	1,732	1,855	1,855	1,426	2,139	2,207	2,194	2,012	2,012
Votes cast in last election	n/a	1,360	1,125	1,101	1,101	785	937	937	1,541	1,271
Ordinances prepared and adopted	6	8	11	14	9	8	5	8	11	5
Resolutions prepared and adopted	58	59	85	68	73	84	111	81	99	89
Commission minutes prepared/approved	15	15	15	13	12	14	13	13	13	14
Public safety:										
Police										
Stations	1	1	1	1	1	1	1	1	1	1
Sworn employees	25	25	25	24	24	25	27	26	28	28
Calls for service handled	7,373	7,628	6,554	7,239	2,913	2,976	3,073	3,074	3,821	2,900
Traffic accidents handled	171	168	136	136	123	150	182	152	155	160
Traffic citations/warnings issued	3,783	3,028	3,509	3,370	2,825	4,060	10,005	12,738	10,791	9,004
Part 1 crimes reported	95	87	82	90	99	121	139	170	185	189
Arrests	122	130	90	89	78	78	65	75	92	79
Building:										
Permits issued	951	1,101	1,416	1,382	1,007	1,283	1,474	1,572	1,235	1,397
Value of construction	\$ 44,154,727	\$ 69,946,011	\$ 62,116,337	\$ 95,880,509	\$ 112,808,867	\$ 86,901,861	\$ 121,713,950	\$ 133,825,763	\$ 239,979,811	\$ 335,442,739
Business tax receipts issued	194	277	291	251	221	208	257	219	199	235
Physical environment:										
Miles of streets	3.03 miles	3.03 miles	3.03 miles	3.03 miles	3.03 miles	3.03 miles	3.03 miles	3.03 miles	3.03 miles	4.25 miles
Culture/recreation:										
Facilities	2	2	2	2	2	2	2	2	2	2
Park acreage	.44 acres	.44 acres	.44 acres	.44 acres	.44 acres	.44 acres	.44 acres	.44 acres	1.48	18.15

Source:

Various Village departments

Part 1 crimes include homicide, sex offenses, robbery, aggravated assault, burglary, larceny, arson and auto theft.

2016 personnel figures reflect all full-time positions not just those positions which are filled as reported in prior periods.

One single building applicaton comprises \$232,696,144 of the construction value for 2015.

BAL HARBOUR VILLAGE, FLORIDA

CAPITAL ASSET STATISTICS BY FUNCTION/PROGRAM – UNAUDITED

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Government activities:										
General government:										
Miles of streets	3.03	3.03	3.03	3.03	3.03	3.03	3.03	3.03	3.03	4.25
Square feet of buildings	21,200	21,200	21,200	26,818	26,818	17,286	17,286	17,286	17,286	17,286
Public safety:										
Number of police stations	1	1	1	1	1	1	1	1	1	1
Acres of parks	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	1.48	18.5
Number of parks	1	1	1	1	1	1	1	1	1	8
Acres of beaches	12.73	12.73	12.73	12.73	12.73	12.73	12.73	12.73	12.73	12.73

Source: Village of Bal Harbour, Florida

REPORTING SECTION

BAL HARBOUR
- VILLAGE -



RSM US LLP

**Report on Internal Control Over Financial Reporting and on Compliance
and Other Matters Based on an Audit of Financial Statements Performed
in Accordance With Government Auditing Standards**

Independent Auditor's Report

Honorable Mayor and Members of the Village Council
Bal Harbour Village, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*), the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Bal Harbour Village, Florida (the Village), as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the Village's basic financial statements, and have issued our report thereon dated March 25, 2026. Our report includes a reference to other auditors who audited the financial statements of the Bal Harbour Village Police Officers' Pension Plan, as described in our report on the Village's financial statements. This report does not include the results of the other auditors' testing of internal control over financial reporting or compliance and other matters that are reported on separately by those auditors.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Village's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Village's internal control. Accordingly, we do not express an opinion on the effectiveness of the Village's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Village's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of This Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

RSM US LLP

Fort Lauderdale, Florida
March 25, 2026

**Bal Harbour Village, Florida
Management Letter in Accordance
With Chapter 10.550, *Rules of the
Florida Auditor General*, and
Independent Accountant's Report
on Compliance with Section 218.415,
*Florida Statutes***

Fiscal Year Ended September 30, 2025



RSM US LLP

**Management Letter in Accordance With
Chapter 10.550, Rules of the Florida Auditor General**

Honorable Mayor and Members of the Village Council
Bal Harbour Village, Florida

Report on the Financial Statements

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Bal Harbour Village, Florida (the Village), as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated March 25, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, *Rules of the Auditor General*.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Accountant's Report on an examination conducted in accordance with AICPA Professional Standards, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, *Rules of the Auditor General*. Disclosures in those reports and schedule, which are dated March 25, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., *Rules of the Auditor General*, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. In connection with our prior year audit, there were no findings or recommendations.

Official Title and Legal Authority

Section 10.554(1)(i)4., *Rules of the Auditor General*, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. This information is disclosed in Note 1 of the Village's financial statements.

Financial Condition and Management

Sections 10.554(1)(i)5.a. and 10.556(7), *Rules of the Auditor General*, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the Village met one or more of the conditions described in Section 218.503(1), *Florida Statutes*, and to identify the specific condition(s) met. In connection with our audit, we determined that the Village did not meet any of the conditions described in Section 218.503(1), *Florida Statutes*.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), *Rules of the Auditor General*, we applied financial condition assessment procedures for the Village. It is management's responsibility to monitor the Village's financial condition, and our financial condition assessment was based in part on representations made by management and review of financial information provided by same.

Section 10.554(1)(i)2., *Rules of the Auditor General*, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Property Assessed Clean Energy (PACE) Programs

As required by Section 10.554(1)(i)6.a., *Rules of the Auditor General*, Village management represented that the PACE program authorized pursuant to Section 163.081 or Section 163.082, *Florida Statutes*, did not operate within the Village's geographical boundaries during the fiscal year under audit.

Special District Component Units

Section 10.554(1)(i)5.c., *Rules of the Auditor General*, requires, if appropriate, that we communicate the failure of a special district that is a component unit of a county, municipality, or special district, to provide the financial information necessary for proper reporting of the component unit within the audited financial statements of the county, municipality, or special district in accordance with Section 218.39(3)(b), *Florida Statutes*. In connection with our audit, we did not note any special district component units that failed to provide the necessary information for proper reporting in accordance with Section 218.39(3)(b), *Florida Statutes*.

Additional Matters

Section 10.554(1)(i)3., *Rules of the Auditor General*, requires us to communicate noncompliance with provisions of contracts or grant agreements, or fraud, waste, or abuse, that has occurred or is likely to have occurred, that has an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Honorable Mayor and Members of the Village Council and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

RSM US LLP

Fort Lauderdale, Florida

March 25, 2026

BAL HARBOUR
- VILLAGE -



RSM US LLP

**Independent Accountant's Report
on Compliance with Section 218.415, Florida Statutes**

Honorable Mayor and Members of the Village Council
Bal Harbour Village, Florida

We have examined Bal Harbour Village, Florida's (the Village) compliance with the local government investment policy requirements of Section 218.415, *Florida Statutes* (specified requirements), during the period October 1, 2024 to September 30, 2025. Management of the Village is responsible for the Village's compliance with the specified requirements. Our responsibility is to express an opinion based on the Village's compliance with the specified requirements based on our examination.

Our examination was conducted in accordance with attestation standards established by the AICPA. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the Village complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the Village complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

Our examination does not provide a legal determination on the Village's compliance with the specified requirements.

In our opinion, the Village complied, in all material respects, with the specified requirements during the period October 1, 2024 to September 30, 2025.

This report is intended solely for the information and use of the Florida Auditor General, the Honorable Mayor, Members of the Village Council and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

RSM US LLP

Fort Lauderdale, Florida
March 25, 2026

BAL HARBOUR

- VILLAGE -

COUNCIL ITEM SUMMARY

Condensed Title:

A RESOLUTION OF THE VILLAGE COUNCIL OF BAL HARBOUR VILLAGE, FLORIDA, AMENDING THE FISCAL YEAR 2025-26 BUDGET; PROVIDING FOR EXPENDITURE OF FUNDS; PROVIDING FOR AMENDMENTS; PROVIDING FOR CARRYOVER OF FUNDS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Issue:

Should the Village Council approve the resolution amending the FY 2025-26 Budget?

The Bal Harbour Experience:

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Beautiful Environment | <input checked="" type="checkbox"/> Safety | <input checked="" type="checkbox"/> Modernized Public Facilities/Infrastructure |
| <input checked="" type="checkbox"/> Destination & Amenities | <input checked="" type="checkbox"/> Unique & Elegant | <input checked="" type="checkbox"/> Resiliency & Sustainable Community |

Item Summary / Recommendation:

FY 2025 concluded with revenues exceeding expenditures, resulting in surpluses of \$12,934,275 in the General Fund, \$777,034 in the Resort Tax Fund, \$293,149 in the Security & Landscape Assessment Fund, and \$771,753 in the Utility Fund.

The current fiscal year budget is being amended to carry forward unspent appropriations associated with Capital Projects and Grants. Additionally, reserves within the General Fund are being designated to support the Village Council's Capital Improvement Program, as well as other key initiatives, including Fleet, Equipment, and IT Replacement programs.

The action before you today is to amend the FYE 2026 Budget and to designate additional reserves based on the projected financial close-out of FY 2025.

THE ADMINISTRATION RECOMMENDS APPROVAL OF THIS RESOLUTION.

Financial Information:

	Amount	Account	Account #
	See Exhibit A		

Sign off:

	Chief Financial Officer	Village Manager
	Claudia Dixon	Jorge M. Gonzalez
		

BAL HARBOUR

- VILLAGE -

COUNCIL MEMORANDUM

TO: Honorable Mayor and Village Council

FROM: Jorge M. Gonzalez, Village Manager



DATE: April 20, 2026

SUBJECT: **A RESOLUTION OF THE VILLAGE COUNCIL OF BAL HARBOUR VILLAGE, FLORIDA, AMENDING THE FISCAL YEAR 2025-26 BUDGET; PROVIDING FOR EXPENDITURE OF FUNDS; PROVIDING FOR AMENDMENTS; PROVIDING FOR CARRYOVER OF FUNDS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

ADMINISTRATIVE RECOMMENDATION

It is recommended the Village Council Approve the Resolution.

BACKGROUND

The annual budget serves as the foundation for the Village's financial planning, management, and control. Departmental allocations are guided by long-range planning efforts that support both the Village's Operating Budget and Five-Year Capital Improvement Program, building upon the progress achieved in recent years while continuing to enhance the *Bal Harbour Experience*.

Village departments submit appropriation requests to the Chief Financial Officer, which are combined with fixed annual and inflationary costs to develop the preliminary base budget. This process occurs in advance of the July Council meeting, during which the preliminary millage rate is established. The base budget is developed collaboratively with department directors and serves as the framework for the Village Manager's Proposed Budget. Depending on available resources and strategic priorities, the Proposed Budget may include enhancements to service levels and capital investments.

In accordance with the State of Florida's statutory requirements, the Village Council conducts two public hearings on the Proposed Budget and formally adopts a final budget prior to the start of the new fiscal year. The annual budget process begins mid-year with the refinement of current-year projections and the evaluation of carryforward requests.

The Village maintains budgetary controls across all funds, with the exception of fiduciary and agency funds, to ensure compliance with the legal provisions established in the adopted budget. Financial activities are monitored at the department and fund level, and staff are responsible for managing their budgets in alignment with approved strategies and authorized spending levels. Unspent appropriations related to capital projects and grants are typically carried forward and re-appropriated in the subsequent fiscal year.

Throughout the fiscal year, financial performance is closely monitored to ensure prudent and conservative fiscal management. At year-end, decisions regarding the allocation of surplus revenues are made strategically to advance the Village’s long-term vision and priorities.

END OF YEAR FY 2025 - FUND PERFORMANCE SNAPSHOT

Through a disciplined approach to resource allocation, sound management practices, and conservative fiscal policies, Bal Harbour Village continues to maintain a strong financial position across all funds while advancing an ambitious capital program.

Over the past year, however, the Village has operated within a more constrained economic environment. Like many public and private sector organizations, it has experienced persistent inflationary pressures, particularly in construction and contractual services, as well as the ongoing impacts of elevated interest rates and market volatility. In addition, the Village continues to face challenges in securing and retaining contract labor, which has placed added pressure on maintaining current municipal service levels. The Village is also closely monitoring the status of proposed legislative changes to property tax revenues that could impact financial stability in future years, along with the potential for increased inflation resulting from the current global economic environment.

Despite these constraints, the Village has remained fiscally resilient by proactively managing expenditures, prioritizing critical investments, and leveraging a combination of internal resources and external funding sources to support its capital program.

Despite these challenges, I am pleased to report that, on a budgetary basis, Fiscal Year 2024-2025 (FY 2025) concluded with positive results across all funds, as outlined below.

GENERAL FUND

The General Fund closed FY 2025 with a total surplus of \$12,934,275, with revenues exceeding expenditures across both operating (non-capital) and capital and non-operating activities.

The following tables present a summary of overall General Fund activity for FY 2025, as well as a breakdown between non-capital and capital components:

General Fund					
Total	FY Adopted 2025 Budget	FY Final 2025 Budget	FY 2025 Actual	Net Final Budget less Actual	% Difference
<i>revenue</i>	24,391,169	43,092,791	35,443,831	(7,648,960)	-17.7%
<i>expenditure</i>	30,558,392	56,689,576	22,509,556	34,180,020	60.3%
<i>use of fund balance</i>	6,167,223	13,596,785	-	13,596,785	100.0%
<i>revenue in excess of expenditure</i>			12,934,275		

The General Fund’s non-capital (excluding Capital Improvement Project revenue and expenditures) net surplus is approximately \$11.1 million.

Non-capital revenue was \$29,693,729, which was \$7,216,530 or 32.2% in excess of the final budget. The excess over budget primarily results from \$2.8 Million in Developer Receipts in lieu of Building Permit Fees; additional building revenue of \$2.0 million; investment income of \$1.7 million; Property Taxes revenue of \$.3 million and Licenses and permits fees of \$0.1 million received that was not originally budgeted. Other revenue lines performed better than the budget as well.

On the expenditure side, non-capital expenditures was \$18,629,354, which was \$3,281,424 or 15.0% less than the final budgeted expenditures. We continue to manage conservatively and control expenses wherever possible, vacancy savings, and other related savings contributed to the expenditure line.

General Fund					
Non-Capital Related	FY Adopted 2025 Budget	FY Final 2025 Budget	FY 2025 Actual	Net Final Budget less Actual	% Difference
<i>revenue</i>	22,477,199	22,477,199	29,693,729	7,216,530	32.2%
<i>expenditure</i>	21,910,778	21,910,778	18,629,354	3,281,424	15.0%
<i>use of fund balance</i>	(566,421)	(566,421)	-	(566,421)	100.0%
<i>revenue in excess of expenditure</i>			11,064,375		

The Village’s capital improvement program remains well underway, with a final capital budget of \$33,609,298. Key projects include the Harbour Front Park-Jetty/Cutwalk, the new Village Hall, and the Utility Master Plan Stormwater Pump Station Project 7, each of which continues to progress at various stages of planning, design, or implementation.

For FYE 2025, the capital funding budget was derived primarily from grant reimbursements, developer contributions, previously designated reserves, and commercial rental income from the Truist parcel.

Total capital expenditures were \$3,121,322, which is \$30,487,966 (90.8%) below the final budget. This variance is primarily attributable to project timing and phased implementation, reflecting funds that are committed but not yet expended for ongoing and planned projects. The capital budget also includes policy-driven reserve allocations.

In accordance with Village policy, all capital projects must be fully funded before they begin. Funding sources for major projects remain consistent: the Harbour Front Park Jetty is primarily supported by grants and Truist parcel rental income; the new Village Hall is funded through prior developer contributions and investment interest; and the Utility Master Plan Stormwater Pump Station Project 7 is supported by grant reimbursements and previously set-aside reserves. Project timelines and construction milestones will be updated as each project progresses.

In accordance with the Village’s financial policies, unspent capital appropriations for ongoing projects are carried forward and re-appropriated in the subsequent fiscal year.

General Fund					
Capital Project Related	FY Adopted 2025 Budget	FY Final 2025 Budget	FY 2025 Actual	Net Final Budget less Actual	% Difference
<i>revenue</i>	744,578	19,446,092	4,580,602	(14,865,490)	-76.5%
<i>expenditure</i>	7,478,222	33,609,298	3,121,332	30,487,966	90.8%
<i>use of fund balance</i>	6,733,644	14,163,206	-	14,163,206	100.0%
<i>revenue in excess of expenditure</i>			1,459,270		

During the year, the Village also established the BHS Processing and Defense Fund by increasing the millage rate by 0.1785, generating \$1,169,000 in dedicated revenue. Through FY 2025 this funding fully covered application review, legal, and related defense costs, preserving core Village resources while addressing significant development-related expenses.

General Fund					
Non-Operating - BHS Processing & Defense Fund	FY Adopted 2025 Budget	FY Final 2025 Budget	FY 2025 Actual	Net Final Budget less Actual	% Difference
<i>revenue</i>	1,169,500	1,169,500	1,169,500	-	-
<i>expenditure</i>	1,169,500	1,169,500	758,870	410,630	35.2%
<i>revenue in excess of expenditure</i>			410,630		

RESORT TAX FUND

The Resort Tax Fund closed the fiscal year with solid performance, generating \$6,345,618 in revenues and \$5,568,584 in total expenditures, resulting in a surplus of \$777,034.

Revenues were \$820,618 (14.9%) above budget, reflecting the Village’s conservative revenue forecasting approach. Non-capital expenditures were \$451,989 (7.7%) under budget. Budgeted capital expenditures primarily relate to the Harbour Front Park Jetty project. In accordance with financial policies, unspent capital appropriations for ongoing projects will be carried forward and re-appropriated in the following fiscal year.

As the Resort Tax is the Village’s most volatile revenue source, revenues are intentionally budgeted conservatively to mitigate the risk of unforeseen events, such as hurricanes, particularly late in the fiscal year. This approach also supports the accumulation of reserves, which are used to fund future capital and other one-time, non-recurring expenditures.

Resort Tax Fund	FY Adopted 2025 Budget	FY Final 2025 Budget	FY 2025 Actual	Net Final Budget less Actual	% Difference
<i>revenue</i>	5,525,000	5,525,000	6,345,618	820,618	14.9%
<i>expenditure - non-capital</i>	5,720,000	5,840,000	5,388,011	451,989	7.7%
<i>expenditure - capital</i>	140,000	4,646,747	180,573	4,466,174	96.1%
<i>use of fund balance</i>	335,000	4,961,747	-	4,961,747	100.0%
<i>revenue in excess of expenditure</i>			777,034		

SECURITY & LANDSCAPE ASSESSMENT FUND

The Security & Landscape Assessment Fund closed the fiscal year with \$1,792,773 in revenues, exceeding the final budget by \$219,500 (14.0%). This variance was primarily driven by higher-than-expected investment earnings and construction fee receipts, both of which are non-recurring.

Non-capital expenditures totaled \$1,287,657, coming in \$7,641 (0.6%) under budget. Capital expenditures were \$211,967, which is \$1,208,279 below the final budget. These expenditures included security enhancements, paving projects, and reserve contributions. In accordance with financial policies, unspent capital appropriations for ongoing projects will be carried forward and re-appropriated in the following fiscal year.

Security & Landscape Assessment Fund	FY Adopted 2025 Budget	FY Final 2025 Budget	FY 2025 Actual	Net Final Budget less Actual	% Difference
<i>revenue</i>	1,573,273	1,573,273	1,792,773	219,500	14.0%
<i>expenditure - non-capital</i>	1,205,298	1,295,298	1,287,657	7,641	0.6%
<i>expenditure - capital</i>	367,975	1,420,246	211,967	1,208,279	85.1%
<i>use of fund balance</i>	-	1,142,271	-	1,142,271	100.0%
<i>revenue in excess of expenditure</i>			293,149		

WATER & SEWER UTILITY FUND

The Water & Sewer Utility Fund closed FY 2025 with a GAAP-based surplus of \$771,753. On a budgetary basis, non-capital revenues of \$5,859,625 were \$187,720 below the Adopted Budget, while non-capital expenditures of \$4,900,852 were \$729,045 under budget, resulting in a \$771,753 surplus primarily used for debt service. Capital projects, focused on the Utility Master Plan, incurred \$2,678,898 in expenditures, \$1,038,021 below budget.

In accordance with Village policy, unspent capital appropriations are carried forward and re-appropriated in the following year's budget.

Water & Sewer Utility Fund				
Non-Capital Related	FY Amended 2025 Budget	FY 2025 Actual	Net Budget less Actual	% Difference
<i>revenue</i>	5,859,625	5,672,605	(187,020)	-3.2%
<i>expenditure</i>	5,629,897	4,900,852	729,045	12.9%
<i>revenue in excess of expenditure</i>	(229,728)	771,753		
Capital Project Related	FY Adopted 2025 Budget	FY 2025 Actual	Net Budget less Actual	% Difference
<i>expenditure (2)</i>	3,716,919	2,678,898	1,038,021	27.9%
<i>use of fund balance</i>	3,487,191		3,487,191	100.0%
<i>revenue in excess of expenditure</i>	229,728	(2,678,898)		
Total	FY Adopted 2025 Budget	FY 2025 Actual	Net Budget less Actual	% Difference
<i>revenue</i>	5,859,625	5,672,605	(187,020)	-3.2%
<i>expenditure</i>	9,346,816	7,579,750	1,767,066	18.9%
<i>use of fund balance</i>	3,487,191	-	3,487,191	100.0%
<i>revenue in excess of expenditure (1)</i>	-	(1,907,145)		
<i>revenue in excess of expenditure (GAAP) = (1) + (2)</i>		771,753		

YEAR END CARRY FORWARD

Since the close of FY 2014, the Village has followed a disciplined financial strategy that I proposed and the Village Council adopted: allocating one-half of year-end excess revenues to the unassigned fund balance to strengthen reserves and ensure continuity of services in the event of a catastrophic occurrence, and directing the remaining half to a capital reserve fund to support future infrastructure and capital needs. Consistent with this approach, the Village maintains an internal policy goal of maintaining an unassigned General Fund balance of 75% of budgeted operating expenditures. As of the close of FY 2024, the Village exceeded this benchmark at 81.0% of budgeted operating expenditures—demonstrating continued financial strength and prudent fiscal management.

GENERAL FUND

In recent years, the Village has strategically directed a greater share of year-end surplus to the Capital Projects Reserve to build capacity for funding Capital Improvement Program (CIP) projects. Given the General Fund's strong financial position this fiscal year and the Village Council's adoption of the FY 2026 Capital Improvement Program (CIP), I recommend allocating the entire year-end General Fund remaining surplus (after set-asides referenced below) of \$6,208,912 to the Capital Projects Reserve. This allocation would result in an unassigned General Fund balance equal to 82.8% of FY 2025 budgeted operating expenditures—well above the policy target—further strengthening the Village's capacity to fund priority capital projects.

This recommendation is reinforced by continued cost pressures affecting public construction projects. Recent project estimates reflect ongoing escalation in labor and material costs, supply chain constraints, tariffs, and broader inflationary impacts. These factors increase the potential of funding gaps as projects move toward final pricing.

Maintaining a strong Capital Projects Reserve is consistent with the Village's long-standing financial strategy of funding capital improvements through a combination of disciplined internal set-asides, grant funding, and other external revenues. This approach helps manage rising project costs while minimizing reliance on debt. Staff will continue to evaluate funding strategies to address any potential shortfalls using available resources, consistent with past practice. Should additional appropriations become necessary, they will be presented to the Village Council for consideration through a budget amendment at the time construction contracts are awarded.

General Fund	
Revenue less Expenditure	\$ 12,934,275
Addition to Reserve (Capital projects and Other) per Policy	(5,661,152)
Interest Income Earned on Village Hall Project Advanced Funds - per Policy	(564,211)
Addition to amounts set aside for Building and Zoning	(500,000)
Remaining Balance	\$ 6,208,912
Addition to Capital Reserve	6,208,912
Remaining Balance	\$ -

In accordance with the Village’s financial policies, unspent capital appropriations totaling \$30,563,525 for ongoing projects will be re-appropriated as part of the FY 2026 budget to ensure continuity and timely project completion.

Additionally, a budget amendment of \$90,000 is being requested for the Law Enforcement Capital Outlay Budget to support the replacement of two vehicles that were damaged during a prior fiscal year. The funding for these replacements is primarily derived from insurance proceeds received upon vehicle disposal, supplemented by departmental salary savings.

RESORT TAX FUND

For FY 2025, the Resort Tax Fund generated an excess of revenues over expenditures totaling \$777,034, resulting in a year-end fund balance of \$14,374,236.

Consistent with the Village’s 5-Year Capital Improvement Plan, the Harbour Front Park Jetty project is planned to be partially funded by the Resort Tax Fund. To date, \$7,000,000 has been set-aside for this project. After accounting for this commitment, as well as other capital project set-asides and anticipated future costs totaling \$262,507, the remaining unassigned Resort Tax Fund balance is \$7,111,729.

In addition, and in accordance with the Village’s financial policies, unspent capital appropriations of \$4,490,630 for ongoing projects will be re-appropriated in the subsequent fiscal year to ensure project continuity.

SECURITY & LANDSCAPE ASSESSMENT FUND

In accordance with the Village’s financial policies, unspent capital appropriations totaling \$1,032,338 for ongoing projects will be re-appropriated in the subsequent fiscal year to ensure continuity. All remaining funds, including budgeted reserves, will be added to the Security and Landscape Assessment Fund balance.

WATER & SEWER UTILITY FUND

In accordance with the Village’s financial policies, unspent capital appropriations for ongoing projects, totaling \$1,118,285 on a budgetary basis, will be re-appropriated in the subsequent fiscal year to ensure project continuity.

THE BAL HARBOUR EXPERIENCE

This action is aligned with the Village's mission through The Bal Harbour Experience. Every element of the Bal Harbour Experience is funded in part through each respective Fund's resources and therefore are supported by this item.

CONCLUSION

FY 2025 closes with an overall positive performance for all funds. The actions recommended in this item are consistent with our established financial policies and continue our fiscally prudent practice and care with the use of public funds. Approval of this item will allow us to continue to develop and implement our ambitious capital program while delivering the level of service our community has grown to expect.

Attachment:

1. Exhibit A - Budget Summary

RESOLUTION NO. 2026-____

A RESOLUTION OF THE VILLAGE COUNCIL OF BAL HARBOUR VILLAGE, FLORIDA, AMENDING THE FISCAL YEAR 2025-26 BUDGET; PROVIDING FOR EXPENDITURE OF FUNDS; PROVIDING FOR AMENDMENTS; PROVIDING FOR CARRYOVER OF FUNDS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Bal Harbour Village (the "Village") is a municipality located in Miami-Dade County, Florida; and

WHEREAS, the FY 2025-26 Budget (the "Budget") was adopted on September 16, 2025, after public hearings as required by Section 200.065, Florida Statutes; and

WHEREAS, the Village Council desires to amend the Budget as provided herein.

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF BAL HARBOUR VILLAGE, FLORIDA, AS FOLLOWS:

Section 1. Recitals Adopted. That the above recitals are true and correct and are incorporated herein by this reference.

Section 2. Budget Amendment. That the Budget is hereby amended (the "Amended Budget") as provided in the attached Exhibit "A", and such Amended Budget shall become effective immediately upon adoption and shall be applied retroactively as provided in Section 7 below.

Section 3. Expenditure of funds. That the Village Manager or his/her designee is authorized to expend or contract for expenditures of such funds as are necessary for the operation of the Village government in accordance with the Amended Budget, Village Charter, Village Code and Council authorizations, as applicable, including those funds from the Village's prior fiscal year (Fiscal Year 2024-25) which were not expended during that prior fiscal year and were carried over and may be used and expended during the Fiscal Year 2025-26. The Village Manager may transfer any unencumbered line item allocation of funds, or any portion thereof, to another line item classification within the same department.

Section 4. Amendments. That the Amended Budget may be further amended as provided by Sec. 166.251, Florida Statutes.

Section 5. Conflicts. That all sections or parts of sections of Village Resolutions that conflict with this Resolution are repealed to the extent of such conflict.

Section 6. Severability. That the provisions of this Resolution are deemed to be severable, and if any section, sentence, clause or phrase of this Resolution shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of the Resolution, but they shall remain in effect, it being the legislative intent that this Resolution shall stand notwithstanding the invalidity of any part.

Section 7. Effective Date. That this Resolution shall be effective immediately upon adoption, and shall be applied retroactively from and after October 1, 2025.

PASSED AND ADOPTED this 20th day of April, 2026.



Mayor Seth E. Salver

ATTEST:

Dwight S. Danie, Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Village Attorney
Weiss Serota Helfman Cole & Bierman P.L.

**Resolution Exhibit A: Revenue & Expenditure Authority by Fund
Total Revenue & Expenditure**

Rounded to '00s

	Original Appropriation	Amended Appropriation	PY Unspent Capital Carryforward	Additional	Appropriation through Mid- Year Amendment
General Fund					
Revenue					
Grant Related - Capital	\$ 3,736,500	\$ 3,736,500	\$ 19,850,170	\$ -	\$ 23,586,670
Fund Balance - Developer Contributions	-	-	6,299,857	-	6,299,857
Fund Balance	27,525,400	27,582,500	4,413,498	90,000	32,085,998
Total Revenue	\$ 31,261,900	\$ 31,319,000	\$ 30,563,525	\$ 90,000	\$ 61,972,525
Expenditure					
Legislative	\$ 442,200	\$ 442,200	\$ -	\$ -	\$ 442,200
Administration	1,853,100	1,853,100	-	-	1,853,100
Finance	1,128,100	1,128,100	-	-	1,128,100
General Government	3,472,100	3,502,100	-	-	3,502,100
Law Enforcement	9,927,500	9,927,500	254,806	90,000	10,272,306
Building and Permitting	2,517,700	2,524,500	-	-	2,524,500
Public Works & Beautification	2,599,300	2,599,300	9,414,162	-	12,013,462
Recreation, Arts & Culture	2,007,600	2,007,600	-	-	2,007,600
Information Technology	430,200	450,500	62,995	-	513,495
Capital Program	6,413,000	6,413,000	20,831,562	-	27,244,562
Legal Support Services	471,100	471,100	-	-	471,100
General Fund Total	\$ 31,261,900	\$ 31,319,000	\$ 30,563,525	\$ 90,000	\$ 61,972,525
Water & Wastewater Utility Fund					
Revenue					
	\$ 8,094,400	8,332,200	\$ 1,118,285	\$ -	\$ 9,450,485
Expenditure					
Utility Operations	\$ 6,195,200	\$ 6,250,300	\$ -	\$ -	\$ 6,250,300
Capital Projects	1,899,200	2,081,900	1,118,285	-	3,200,185
Water & Wastewater Utility Fund Total	\$ 8,094,400	\$ 8,332,200	\$ 1,118,285	\$ -	\$ 9,450,485
Resort Tax Fund					
Revenue					
	\$ 8,085,100	\$ 8,106,900	\$ 4,490,630	\$ -	\$ 12,597,530
Expenditures					
Tourism & Marketing	\$ 2,200,700	\$ 2,222,500	\$ 219,500	\$ -	\$ 2,442,000
Beautification/Greenspace	2,329,700	2,329,700	-	-	2,329,700
Law Enforcement	672,900	672,900	21,130	-	694,030
Recreation, Arts & Culture	1,381,800	1,381,800	4,250,000	-	5,631,800
Resort Tax Fund Total	\$ 8,085,100	\$ 8,106,900	\$ 4,490,630	\$ -	\$ 12,597,530
Landscape & Security Assessment Fund					
Revenue					
	\$ 2,303,000	\$ 2,303,000	\$ 1,032,338	\$ -	\$ 3,335,338
Expenditures					
Landscape & Security Assessment Area	\$ 2,303,000	\$ 2,303,000	\$ 1,032,338	\$ -	\$ 3,335,338
Landscape & Security Assessment Fund	\$ 2,303,000	\$ 2,303,000	\$ 1,032,338	\$ -	\$ 3,335,338

BAL HARBOUR

- VILLAGE -

COUNCIL ITEM SUMMARY

Condensed Title:

A RESOLUTION CALLING FOR A GENERAL MUNICIPAL ELECTION TO BE HELD ON NOVEMBER 3, 2026, IN BAL HARBOUR VILLAGE FOR THE PURPOSE OF ELECTING THREE VILLAGE COUNCIL MEMBERS FROM VILLAGE COUNCIL DISTRICTS 1, 3 AND 5; PROVIDING FOR A RUNOFF ELECTION, IF NECESSARY; AND PROVIDING FOR CONDUCT OF SAID ELECTION BY THE MIAMI-DADE COUNTY ELECTIONS DEPARTMENT.

Issue:

The Village Council shall call for the General Municipal Election, provide for a runoff election if necessary, and establish the candidate qualifying period.

The Bal Harbour Experience:

- | | | |
|---|---|--|
| <input type="checkbox"/> Beautiful Environment | <input type="checkbox"/> Safety | <input type="checkbox"/> Modernized Public Facilities/Infrastructure |
| <input type="checkbox"/> Destination & Amenities | <input type="checkbox"/> Unique & Elegant | <input type="checkbox"/> Resiliency & Sustainable Community |
| <input checked="" type="checkbox"/> Other: <u>Elections</u> | | |

Item Summary / Recommendation:


It is recommended that the Village Council approve the Resolution; calling for a Bal Harbour General Municipal Election for Village Council Districts 1, 3 and 5, to be scheduled on Tuesday, November 3, 2026; setting the Candidate Qualifying period for said election to begin Monday, August 10, 2026, and to end on Friday August 14, 2026; providing for a runoff election, in the event of a General Election tie vote, on November 17, 2026.

THE ADMINISTRATION RECOMMENDS APPROVAL OF THIS RESOLUTION.

Financial Information:

	Amount	Account	Account #
	\$1,012.00 for Nov. 3	01-02-02-Election Expense (FY 2027)	01-19-504930
	\$27,208.42 for Nov. 17 runoff if needed	01-02-02-Election Expense (FY 2027)	01-19-504930

Sign off:

Village Clerk	Chief Financial Officer	Village Manager
Dwight S. Danie	Claudia Dixon	Jorge M. Gonzalez
		

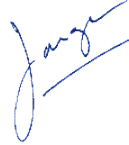
BAL HARBOUR

- VILLAGE -

COUNCIL MEMORANDUM

TO: Honorable Mayor and Village Council

FROM: Jorge M. Gonzalez, Village Manager



DATE: April 20, 2026

SUBJECT: **A RESOLUTION CALLING FOR A GENERAL ELECTION TO BE HELD ON NOVEMBER 3, 2026, IN BAL HARBOUR VILLAGE FOR THE PURPOSE OF ELECTING THREE VILLAGE COUNCIL MEMBERS FROM VILLAGE COUNCIL DISTRICTS 1, 3 and 5; PROVIDING THAT MIAMI-DADE COUNTY ELECTIONS DEPARTMENT SHALL CONDUCT SAID ELECTION; PROVIDING THAT THE VOTING PRECINCT FOR SAID ELECTION SHALL BE ESTABLISHED BY MIAMI-DADE COUNTY; PROVIDING FOR NOTICE OF SAID ELECTION; PROVIDING FOR A RUNOFF ELECTION, IF NECESSARY; PROVIDING FOR THE FORMS OF BALLOT AND REGISTRATION OF VOTERS IN ACCORDANCE WITH STATE LAW; PROVIDING FOR PAYMENT FOR CONDUCTING ELECTIONS TO MIAMI-DADE COUNTY.**

ADMINISTRATIVE RECOMMENDATION

I am recommending approval of this Resolution.

BACKGROUND

The Charter of Bal Harbour Village, Florida calls for a General Municipal Election to be held in Bal Harbour Village every two years in November. This year, the election will fall on Tuesday, November 3, 2026, from 7:00 a.m. to 7:00 p.m. for the purpose of electing three (3) members of the Village Council, from Village Council Districts 1, 3 and 5.

ANALYSIS

This Resolution calls for the Bal Harbour General Municipal Election for Village Council Districts 1, 3 and 5, to be scheduled on Tuesday, November 3, 2026; sets the Candidate Qualifying period for said election to begin Monday, August 10, 2026 and end on Friday August 14, 2026; provides for a Runoff Election in the event of a General Election tie vote; and provides for public notice in accordance with the provisions of Section 100.021, Florida Statutes, and Section 8-7 of the Code of Bal Harbour Village.

The Miami-Dade County Elections Department has provided a cost estimate of \$1,012.00 for the General Election and \$27,208.42 for the Runoff Election, if needed.

THE BAL HARBOUR EXPERIENCE

This election is in accordance with Section 14 of the Village Charter, Ordinance 2010-545 by express authority of Florida Statutes Sections 100.3605(2), 100.342 and 100.021, and Section 8 of the Bal Harbour Village Code.

CONCLUSION

Funds for this election will be included in the FY 2026/27 Operating Budget. Approval to expend these funds in the manner described above is recommended. Costs for Early Voting for the General Election, scheduled for October 19 through November 1, 2026, are covered by Miami-Dade County as part of the County/State/Federal General Election.

Attachment:

1. Miami-Dade County Election Cost Estimates

RESOLUTION NO. 2026 ____

A RESOLUTION CALLING FOR A GENERAL ELECTION TO BE HELD ON NOVEMBER 3, 2026, IN BAL HARBOUR VILLAGE FOR THE PURPOSE OF ELECTING THREE VILLAGE COUNCILMEMBERS FROM VILLAGE COUNCIL DISTRICTS 1, 3 AND 5; PROVIDING THAT MIAMI-DADE COUNTY ELECTIONS DEPARTMENT SHALL CONDUCT SAID ELECTION; PROVIDING THAT THE VOTING PRECINCT FOR SAID ELECTION SHALL BE ESTABLISHED BY MIAMI-DADE COUNTY; PROVIDING FOR NOTICE OF SAID ELECTION; PROVIDING FOR A RUNOFF ELECTION, IF NECESSARY; PROVIDING FOR THE FORMS OF BALLOT AND REGISTRATION OF VOTERS IN ACCORDANCE WITH STATE LAW; PROVIDING FOR PAYMENT FOR CONDUCTING ELECTIONS TO MIAMI-DADE COUNTY.

WHEREAS, the Charter of Bal Harbour Village requires a General Municipal Election to be held in November of even-numbered years; and

WHEREAS, the Village Council desires to call for the 2026 General Municipal Election and any necessary runoff election in accordance with applicable law; and

WHEREAS, Miami-Dade County Elections Department will conduct the election and the Village is responsible for the associated costs;

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF BAL HARBOUR VILLAGE, FLORIDA, AS FOLLOWS:

Section 1. In accordance with provisions of the Charter of Bal Harbour Village, Florida, a General Municipal Election is hereby called and directed to be held in Bal Harbour Village, Florida, from 7:00 a.m. to 7:00 p.m. on November 3, 2026 for the purpose of electing three (3) members of the Village Council, in Districts 1, 3 and 5, respectively, each of whom shall hold office for the terms as provided by law.

Section 2. That the appropriate and proper Miami-Dade County election officials shall conduct the said General Election hereby called, with acceptance of the certification of the results of said elections to be performed by the Village. The official returns shall be furnished to the Village Clerk of Bal Harbour Village as soon as the ballots have been tabulated.

Section 3. That the said voting precinct in the Village of said General Municipal Election shall be as established by the proper and appropriate Miami-Dade County Election Officials. All electors shall vote at the polling place and the voting precinct as determined by the Miami-Dade County Supervisor of Elections.

Section 4. That the said candidate qualifying period for the General Municipal Election shall be conducted beginning on Monday, August 10, 2026, at 8:30 AM and ending on Friday, August 14, 2026, at 4:30 PM.

Section 5. Bal Harbour Village shall publish notice of the qualifying period at least 30 days before the beginning of candidate qualifying. The notice shall be published twice in a newspaper of general circulation in the Village or on a publicly accessible website, in accordance with section 50.0311, Florida Statutes, and section 8.7 of the Bal Harbour Village Code.

Section 6. Notice of the general election shall be given at least 30 days before the election by publication twice, once in the fifth week and once in the third week before the week of the election, in a newspaper of general circulation in the Village or on the Village's publicly accessible website, as permitted by sections 50.0311 and 100.342, Florida Statutes.

Section 7. The Notice of Elections shall be substantially in the following form:

BAL HARBOUR VILLAGE, FLORIDA
NOTICE OF GENERAL ELECTION

NOTICE IS HEREBY GIVEN THAT A GENERAL ELECTION HAS BEEN CALLED BY THE MAYOR AND VILLAGE COUNCIL OF BAL HARBOUR VILLAGE, FLORIDA, AND WILL BE HELD IN SAID VILLAGE FROM 7:00 A.M. UNTIL 7:00 P.M. ON THE 3RD DAY OF NOVEMBER 2026, FOR THE PURPOSE OF ELECTING THREE (3) COUNCILMEMBERS IN DISTRICTS 1, 3 AND 5, RESPECTIVELY, EACH OF WHOM SHALL HOLD OFFICE FOR THE TERMS AS PROVIDED BY LAW.

Said Notice shall further set forth the polling place in the election precinct as established in accordance with Section 3 hereof and shall further set forth pertinent information regarding eligibility of electors to participate in said election.

Section 8. That the official ballot to be used in the General Election to be held

on November 3, 2026, hereby called, shall be in substantially the following form, to-wit:

"OFFICIAL BALLOT"
GENERAL ELECTION FOR
ELECTING THE THREE (3) COUNCILMEMBERS
DISTRICTS 1, 3 and 5 OF
BAL HARBOUR VILLAGE, FLORIDA
ON NOVEMBER 3, 2026

FOR VILLAGE COUNCILMEMBER DISTRICT 1

(insert names)

Vote for one (1) only:

_____	_____
_____	_____
_____	_____

FOR VILLAGE COUNCILMEMBER DISTRICT 3

(insert names)

Vote for one (1) only:

_____	_____
_____	_____
_____	_____

FOR VILLAGE COUNCILMEMBER DISTRICT 5

(insert names)

Vote for one (1) only:

_____	_____
_____	_____
_____	_____

Section 9. The Village Clerk shall prepare the ballots for the General Election so that the names of qualified candidates will appear on said ballots in alphabetical order according to surname; provided, however, the form of the ballots to be used in said Elections and their preparation shall be in compliance with all statutory requirements relating to the use of mechanical or other approved voting machines or devices.

Section 10. Registration of persons desiring to vote in the General Election shall be in accordance with the general laws of the State of Florida governing voter registration.

Qualified persons may obtain registration forms to vote at the Office of the Village Clerk, Village Hall 655 96th Street, Bal Harbour, Florida 33154, during normal business hours, and at such other voter registration centers and during such times as may be provided by the Supervisor of Elections of Miami-Dade County. The Miami-Dade County Supervisor of Elections will register voters for the General Election until 5:00 p.m. on Tuesday, October 5, 2026. All persons eligible to vote in the General Election must be registered before the times and dates set forth herein or have registered previously, as provided by law. Each person desiring to become a registered voter shall be responsible for properly filling out the registration form and returning it to the Miami-Dade County Elections Office. All questions concerning voter registration should be directed to the Miami-Dade County Elections Office, 2700 N.W. 8th Avenue, Doral, Florida 33172; Telephone: (305) 499-VOTE (8683).

Section 11. That the vote-by-mail voters participating in said General Election shall be entitled to cast their ballots in accordance with the provisions of the Laws of the State of Florida with respect to voting by mail.

Section 12. That in accordance with the provision of Section 8-3 of the Village Code, a run-off election shall be held in the event of a General Election tie vote, no less than two weeks following the General Election, or at the time determined by the Miami-Dade County Supervisor of Elections.

Section 13. That Bal Harbour Village shall pay Miami-Dade County for all expenses for conducting this General Election upon receipt of invoice or statement approved by the Supervisor of Elections of Miami-Dade County, Florida.

Section 14. If any section, sentence, clause or phrase of this Resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Resolution.

PASSED AND ADOPTED this 20th day of April, 2026.



Mayor Seth E. Salver

ATTEST:

Dwight S. Danie, Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Village Attorney
Weiss Serota Helfman Cole & Bierman P.L.

Alina Garcia
 Supervisor of Elections
 2700 NW 87th Ave
 Miami, FL 33172



T 305-499-VOTE(8683)
 F 305-499-8501
 TTY 305-499-8480
 votemiamidade.gov
 @votemiamidade

VILLAGE OF BAL HARBOUR GENERAL 11/03/2026 ELECTION (Piggyback to GENERAL Election)

To: Village of Bal Harbour
 Dwight S. Danie, Village Clerk
 655-96 Street
 Bal Harbour, FL 33154
ddanie@balharbourfl.gov

Estimate No: NH-PG-11032026
Date: April 6, 2026

Registered Voters:	2,000	Early Voting Days: GENERAL
Precincts:	1	Early Voting Sites: GENERAL
Polling Places:	1	
Estimated Vote by Mail Ballots:	300	

Description	EARLY VOTING	ELECTION DAY	TOTAL
Personnel (Salaries & Fringe Benefits, Overtime, Poll Workers)	\$ -	\$ -	\$ -
Polling Places (Security, Polling Place Rentals)	-	-	-
Supplies and Services (Election Supplies, Janitorial services, Communication Charges)	-	-	-
Trucks and Vehicles (Truck and Vehicle Rentals, Equipment Delivery and Pick-up)	-	-	-
Printing & Reproduction (Ballots, Ballots Consumables, Temporary Polling Places Notices)	-	920.00	920.00
Postage (Vote by Mail Sent and Business Reply, Temporary Polling Place Change Notices, Letters)	-	-	-
Advertising (Legal Notices)	-	-	-
Ballot Creation (Ballot coding, translation fees, other contract support charges)	-	-	-
Administrative Overhead	-	92.00	92.00
TOTAL	-	1,012.00	1,012.00

ESTIMATE TOTAL \$ 1,012.00

Please note these are estimated costs subject to change without prior notice. If your question(s)/race(s) create additional ballot pages, the costs will be adjusted accordingly.

DEPOSIT (50% Special Election) 0

NOTES FOR SPECIAL ELECTIONS:

As part of the transition agreements with Miami-Dade County and to reflect the new budgeting processes for the Supervisor of Election's Office Miami-Dade County is requiring that any municipality who wishes to conduct a special election must agree in writing, prior to the authorization of the special election, that the municipality will pay fifty percent (50%) of the estimated costs of the special election within thirty (30) days of the municipal act calling the special election.

For more information, you may contact:

Federico Arana
 Manager, Budget & Accounting
 Office of The Supervisor of Elections

Office: 305-499-8543 E-mail: federico.arana@votemiamidade.gov

Alina Garcia
 Supervisor of Elections
 2700 NW 87th Ave
 Miami, FL 33172



T 305-499-VOTE(8683)
 F 305-499-8501
 TTY 305-499-8480
 votemiamidade.gov
 @votemiamidade

VILLAGE OF BAL HARBOUR RUN OFF TBD-/2026 ELECTION

To: Village of Bal Harbour
 Dwight S. Danie, Village Clerk
 655-96 Street
 Bal Harbour, FL 33154
ddanie@balharbourfl.gov

Estimate No: NH-RO-TBD2026
Date: April 9, 2026

Registered Voters:	2,000	Early Voting Days:	0
Precincts:	1	Early Voting Sites:	0
Polling Places:	1		
Estimated Vote by Mail Ballots:	300		

Description	EARLY VOTING	ELECTION DAY	TOTAL
Personnel (Salaries & Fringe Benefits, Overtime, Poll Workers)	\$ -	\$ 13,089.93	\$ 13,089.93
Polling Places (Security, Polling Place Rentals)	-	2,000.00	2,000.00
Supplies and Services (Election Supplies, Janitorial services, Communication Charges)	-	100.00	100.00
Trucks and Vehicles (Truck and Vehicle Rentals, Equipment Delivery and Pick-up)	-	2,700.00	2,700.00
Printing & Reproduction (Ballots, Ballots Consumables, Temporary Polling Places Notices)	-	4,000.00	4,000.00
Postage (Vote by Mail Sent and Business Reply, Temporary Polling Place Change Notices, Letters)	-	2,100.00	2,100.00
Advertising (Legal Notices)	-	-	-
Ballot Creation (Ballot coding, translation fees, other contract support charges)	-	745.00	745.00
Administrative Overhead	-	2,473.49	2,473.49
TOTAL	-	27,208.42	27,208.42
ESTIMATE TOTAL \$			27,208.42

Please note these are estimated costs subject to change without prior notice. If your question(s)/race(s) create additional ballot pages, the costs will be adjusted accordingly.

DEPOSIT (50% Special Election) 0

NOTES FOR SPECIAL ELECTIONS:

As part of the transition agreements with Miami-Dade County and to reflect the new budgeting processes for the Supervisor of Election's Office Miami-Dade County is requiring that any municipality who wishes to conduct a special election must agree in writing, prior to the authorization of the special election, that the municipality will pay fifty percent (50%) of the estimated costs of the special election within thirty (30) days of the municipal act calling the special election.

For more information, you may contact:

Federico Arana
 Manager, Budget & Accounting
 Office of The Supervisor of Elections

Office: 305-499-8543 E-mail: federico.arana@votemiamidade.gov

BAL HARBOUR

- VILLAGE -

COUNCIL ITEM SUMMARY

Condensed Title:

A RESOLUTION DIRECTING THE VILLAGE MANAGER TO TAKE THE NECESSARY STEPS TO DEVELOP A PROPOSED PLAYGROUND FOR THE GREENSPACE BY THE ENTRANCE TO THE GATED COMMUNITY.

Issue:

Should the Council direct the Village Manager to take the necessary steps to develop a proposed playground for the greenspace off Collins Avenue, by the entrance to the gated community?

The Bal Harbour Experience:

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Beautiful Environment | <input type="checkbox"/> Safety | <input type="checkbox"/> Modernized Public Facilities/Infrastructure |
| <input checked="" type="checkbox"/> Destination & Amenities | <input type="checkbox"/> Unique & Elegant | <input type="checkbox"/> Resiliency & Sustainable Community |

Item Summary / Recommendation:

At the August 2025 Mini-Retreat, the Council directed staff to look at feasibility of adding a playground to the greenspace at Harbour Way and Collins Avenue. At the February 2026 Council Retreat, feasibility and considerations were presented and the Council directed staff to further pursue a playground option at this location. This item therefore directs the Village Manager to take the necessary steps to develop a proposed playground for the greenspace west of Collins Avenue, by the entrance to the gated community. This public open space, approximately 25,000 square feet in area, is currently used as an open lawn with seating, trees, and periodic art installations.

A playground in this space would provide a family-friendly amenity for all residents of Bal Harbour, but would require considerations for safety surfacing and fall zones, perimeter fencing, ADA-accessible pedestrian access, lack of parking and restrooms, shade, traffic and circulation, and long-term maintenance and operational responsibilities. Approval of this item would direct staff to develop a proposal for the site that is responsive to the constraints and consistent with the Bal Harbour character and brand. The proposal would be brought back to Council for approval.

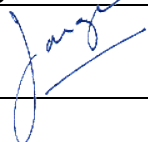
THE ADMINISTRATION RECOMMENDS REVIEW OF THE ANALYSIS PROVIDED AND SEEKS DIRECTION FROM THE VILLAGE COUNCIL.

Financial Information:

	Amount	Account	Account #
	X	X	X

Sign off:

Director Recreation, Arts & Culture	Chief Financial Officer	Village Manager
Sylvia Flores	Claudia Dixon	Jorge M. Gonzalez



BAL HARBOUR

- VILLAGE -

COUNCIL MEMORANDUM

TO: Honorable Mayor and Village Council

FROM: Jorge M. Gonzalez, Village Manager



DATE: April 20, 2026

SUBJECT: **A RESOLUTION OF THE VILLAGE COUNCIL OF BAL HARBOUR VILLAGE, FLORIDA, DIRECTING THE VILLAGE MANAGER TO TAKE THE NECESSARY STEPS TO DEVELOP A PROPOSED PLAYGROUND FOR THE GREENSPACE AT THE ENTRANCE TO THE GATED COMMUNITY; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR AN EFFECTIVE DATE.**

ADMINISTRATIVE RECOMMENDATION

I am recommending review of the analysis provided and looking for direction on whether or not to proceed at this time.

BACKGROUND

During the August 2025 Mini Council Retreat, the Council discussed the possibility of converting the green space by the gated community entrance into a small resident-focused park or playground. The Council noted the location being a walkable neighborhood amenity for nearby families. At the October 2025 Council Meeting, this idea was further considered during a formal discussion item, and the Council subsequently directed staff to evaluate options for a playground amenity at this location. At the February 2026 Council Retreat, staff presented a range of preliminary options and outlined key site constraints for consideration. This information is summarized below.

ANALYSIS

The Village has experienced an increase in families with young children, accompanied by community feedback expressing a need for additional, centrally located play areas accessible to all residents. This trend reflects a broader shift in the community's demographic composition, with a growing emphasis on family-oriented amenities that support quality of life. The existing playground at Bal Harbour Waterfront Park is located at the southwestern edge of the Village, which may limit convenient access for shorter recreational visits. As a result, residents have indicated that proximity and ease of access are important factors in encouraging more frequent use of outdoor play spaces. Providing a more centrally located option could enhance daily recreational opportunities, promote neighborhood connectivity, and better serve the evolving needs of the community.

The subject greenspace, located west of Collins Avenue and bounded to the north and south by Harbour Way, encompasses approximately 25,000 square feet. It currently functions as an open lawn with seating, trees, and periodic art installations as part of the Village's Art in Public Places Program. Due to its central location, the site is within an

approximate 10-minute walk for most residents, presenting an opportunity for a more accessible neighborhood play amenity.

For reference, approximate space requirements for playground configurations are as follows:

- Small play area (e.g., swing set with six swings): ~1,600 square feet
- Medium play area (swing set plus toddler play elements): ~2,500 square feet
- Large play area (comprehensive equipment for ages 2-12): ~3,300 square feet

Additional site considerations should also be evaluated as part of any future concept development. Perimeter fencing would likely be necessary because of the site's visibility and proximity to surrounding roadways, in order to create a safer and more controlled environment for children. An ADA-accessible walkway would need to be provided from a safe pedestrian sidewalk connection so that the space is accessible to all users and compliant with accessibility requirements. Traffic and circulation impacts should also be reviewed, particularly because the site does not have dedicated parking and any drop-off activity could affect nearby vehicle movement. Shade is another important consideration for user comfort and usability, especially given the South Florida climate and the need to make the space attractive for families and children throughout the year. Finally, the Village would need to consider the ongoing maintenance and operational responsibilities associated with a playground at this location, including upkeep of equipment and surfacing, landscaping coordination, inspections, and the long-term appearance of the space as a prominent public gateway consistent with the Bal Harbour character.

Based on comparable projects, a preliminary estimated cost for a playground amenity at this location is anticipated to be at least \$250,000, depending on the final scope, materials, and site enhancements. Advancing this concept would require a phased approach, beginning with Council direction to proceed with design development. Next steps would include preparing and issuing requests for proposals (RFPs) or obtaining competitive quotes for design and construction services, followed by design development, permitting, and subsequent award of a construction contract. Funding for this project would need to be evaluated and prioritized as part of the Fiscal Year 2026-2027 budget process. Upon approval of a final design and authorization to proceed, the anticipated timeline for implementation, including permitting and construction, is approximately six months.

THE BAL HARBOUR EXPERIENCE

This item supports the Bal Harbour Experience by thoughtfully evaluating whether this public greenspace is an appropriate location for a future resident amenity while preserving the character, appearance, and functionality of an important Village open space. Any future playground concept would need to be carefully planned to address safety, accessibility, circulation, comfort, maintenance, and compatibility with the existing landscape and art-in-public-places context so that, if advanced, it reflects the quality and design character associated with Bal Harbour.

CONCLUSION

The greenspace by the gated community presents an opportunity for a potential family-oriented amenity, but it also requires careful consideration of the site's physical conditions and operational constraints, including circulation, accessibility, safety, shade, and long-term maintenance.

Attachments:

1. Aerial photos of subject greenspace with reference of areas for play space.

RESOLUTION NO. 2026-____

A RESOLUTION OF THE VILLAGE COUNCIL OF BAL HARBOUR VILLAGE, FLORIDA, DIRECTING THE VILLAGE MANAGER TO TAKE THE NECESSARY STEPS TO DEVELOP A PROPOSED PLAYGROUND FOR THE GREENSPACE AT THE ENTRANCE TO THE GATED COMMUNITY, INCLUDING FURTHER SITE EVALUATION, PUBLIC ENGAGEMENT, AND RETURN TO THE VILLAGE COUNCIL PRIOR TO ANY FINAL DESIGN APPROVAL, CONSTRUCTION AUTHORIZATION, OR NEXT-PHASE IMPLEMENTATION DECISION; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, during the February 2025 Council Retreat, the Village Council discussed adding a swing element to the open lawn at Bal Harbour Waterfront Park for family-friendly passive recreation, but, after concerns regarding site constraints, safety surfacing, and the loss of open-space flexibility, the Village Council did not move forward; and

WHEREAS, during the August 2025 Mini Council Retreat, the Village Council requested that staff evaluate the greenspace at the gated community entrance as an alternative location for a playground amenity; and

WHEREAS, the greenspace (located west of Collins Avenue and anchored by Harbour Way West and Harbour Way East) is a public open-space area of approximately 25,000 square feet that currently functions as an open green lawn with seating, trees, and periodic art installations through the village's art in public places program; and

WHEREAS, the Village has identified site considerations for this location, including the lack of pedestrian walkways, lack of parking, lack of restroom facilities, the need for safety surfacing and an appropriate safety zone around any future play equipment, perimeter fencing for safety, an ADA-accessible walkway from a safe pedestrian sidewalk connection, traffic and circulation impacts, shade, and ongoing maintenance and operational responsibilities; and

WHEREAS, the Village Council desires to engage the public and obtain community consensus regarding whether to proceed with development of a playground concept at this location before any final design or implementation decision is made; and

WHEREAS, the Village Council finds that it is in the best interest of the village to direct the Village Manager to take the necessary steps to further evaluate the site and develop a proposed playground concept for later council review.

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF BAL HARBOUR VILLAGE, FLORIDA, AS FOLLOWS:

Section 1. Recitals Adopted. That the above-stated recitals are hereby adopted and confirmed.

Section 2. Direction to Develop Proposal. The Village Council hereby directs and authorizes the Village Manager to take the necessary steps to develop a proposed playground for the greenspace at the entrance to the gated community. Such steps may include further site evaluation, public engagement, concept development, review of safety and accessibility considerations, and related administrative actions necessary to formulate a proposed playground concept for Village Council consideration. This section authorizes the advancement of analysis and concept development only and shall not constitute approval of final design, construction, or contractor selection.

Section 3. Return to Council. The Village Manager shall return to the Village Council with the proposed playground concept, relevant site and operational considerations, the results of public engagement, and associated scope and cost information before any final design approval, construction authorization, or next-phase implementation decision.

Section 4. Implementation. The Village Manager is hereby authorized to take all actions necessary to implement the purposes of this Resolution.

Section 5. Effective Date. That this Resolution shall take effect immediately upon the adoption hereof.

PASSED AND ADOPTED this 20th day of April, 2026.



Mayor Seth E. Salver

ATTEST:

Dwight S. Danie, Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

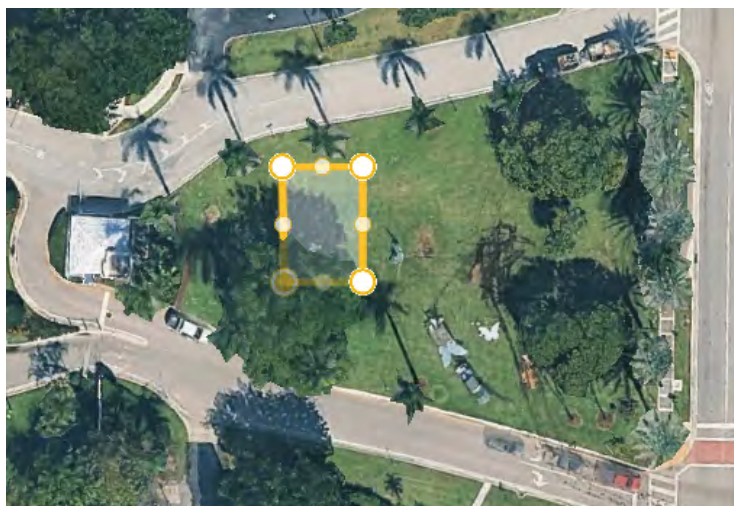
Village Attorney
Weiss Serota Helfman Cole & Bierman P.L.

PLAYGROUND

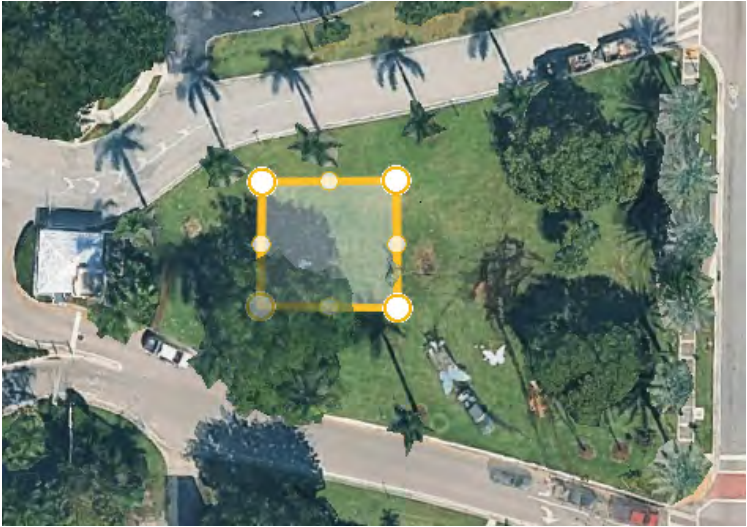
Greenspace by the Gated Community, 25,000 square feet



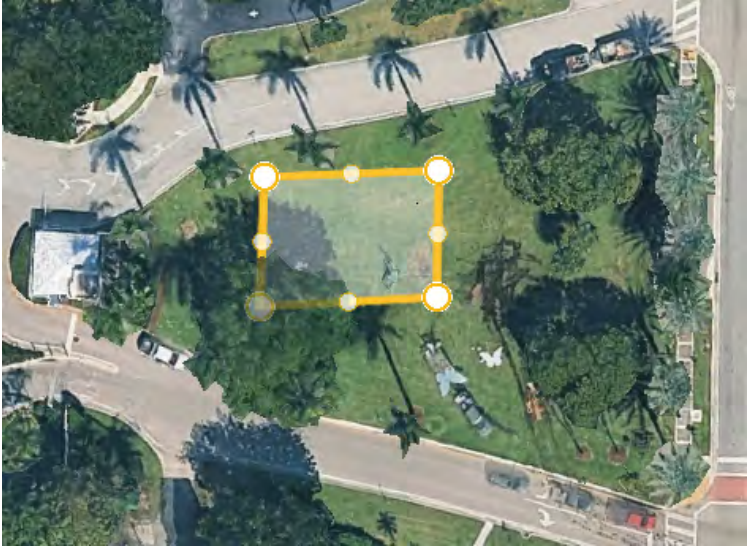
Small Play Area (approximately 1,600 square feet)



Medium Play Area (approximately 2,500 square feet)



Large Play Area (approximately 3,300 square feet)



BAL HARBOUR

- VILLAGE -

COUNCIL ITEM SUMMARY

Condensed Title:

A RESOLUTION OF THE VILLAGE COUNCIL OF BAL HARBOUR VILLAGE, FLORIDA, APPROVING THE BASIS OF DESIGN REPORT PREPARED BY WANNEMACHER JENSEN ARCHITECTS, LLC FOR THE BAL HARBOUR VILLAGE HALL, POLICE STATION, AND EMERGENCY OPERATIONS CENTER PROJECT

Issue:

Should the Village Council adopt the Resolution approving the Basis of Design Report for the new Bal Harbour Village Hall?

The Bal Harbour Experience:

Beautiful Environment Safety Modernized Public Facilities/Infrastructure
 Destination & Amenities Unique & Elegant Resiliency & Sustainable Community

Item Summary / Recommendation:

This item seeks approval of the Basis of Design Report for the new Bal Harbour Village Hall, Police Station, and Emergency Operations Center project. The report reflects the culmination of extensive coordination, public engagement, and technical analysis conducted over several months, including input from the Village Council, staff, community stakeholders, and coordination with planning, zoning, and legal consultants. The proposed concept consolidates core municipal functions into a single, purpose-built facility intended to improve operational efficiency, enhance public access, and address the limitations of the Village's existing, aging, and fragmented facilities, which do not meet current resiliency standards or provide a dedicated emergency operations center. Approval of the report represents a key milestone in advancing the project into the next phase of design. The proposed facility is planned as a contemporary, resilient municipal building designed to meet current coastal construction requirements, support emergency operations, and incorporate long-term operational and sustainability considerations. The Village has taken a measured approach in developing the concept, including evaluating comparable municipal facilities and prioritizing functionality and need over excess. Adoption of the Resolution will confirm the design direction and allow the Village Manager to proceed with the continuation of design services in accordance with the Agreement.

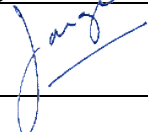
THE ADMINISTRATION RECOMMENDS APPROVAL OF THIS RESOLUTION.

Financial Information:

	Amount	Account	Account #
	X	X	X

Sign off:

Capital Program Director	Chief Financial Officer	Village Manager
Matilde E. Reyes	Claudia Dixon	Jorge M. Gonzalez



BAL HARBOUR

- V I L L A G E -

COUNCIL MEMORANDUM

TO: Honorable Mayor and Village Council

FROM: Jorge M. Gonzalez, Village Manager



DATE: April 20, 2026

SUBJECT: **A RESOLUTION OF THE VILLAGE COUNCIL OF BAL HARBOUR VILLAGE, FLORIDA, APPROVING THE BASIS OF DESIGN REPORT PREPARED BY WANNEMACHER JENSEN ARCHITECTS, LLC FOR THE BAL HARBOUR VILLAGE HALL, POLICE STATION, AND EMERGENCY OPERATIONS CENTER PROJECT; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR AN EFFECTIVE DATE**

ADMINISTRATIVE RECOMMENDATION

I am recommending approval of this Resolution.

BACKGROUND

The proposed Bal Harbour Village Hall, Police Department, and Emergency Operations Center project dates back to 2014, during discussions with Bal Harbour Shops that ultimately led to the Development Agreement executed in December 2017 and subsequently amended in December 2018. Since the first Council Retreat held on January 7, 2019, the Village Hall project has been consistently identified as a top priority for the Village and has been incorporated into the Five-Year Capital Plan. As part of the Village's efforts to advance the project, RFQ No. 2021-003 was issued, resulting in the selection of Zyscovich Architects in 2021 as the highest-ranked firm to provide architectural and engineering services. In 2022, the Village Council approved moving forward with Zyscovich, and the firm began advancing preliminary design and programming efforts in coordination with Village staff and leadership.

Beginning on November 29, 2022, and continuing through 2023, staff participated in a series of meetings and coordination efforts with the Mayor, Vice Mayor, and members of the Village Council to discuss the overall project vision, architectural character, and layout of the proposed facility. In November 2023, Zyscovich presented multiple design concepts to the Village reflecting prior input and direction. Coordination efforts continued into early 2024; however, following further evaluation of project needs, prior project experience, and the Village's expectations for delivery of a project of this scale and importance, the Village Council determined it was in the Village's best interest to terminate the agreement with Zyscovich and pursue a new procurement process. Accordingly, in January 2024, the Council rescinded the prior authorization and directed staff to issue a new Request for Qualifications.

On October 29, 2024, the Bal Harbour Village Council adopted Resolution No. 2024-1685 authorizing the negotiation of a professional services agreement with Wannemacher Jensen Architects, LLC (“WJA”) for the design of the new Bal Harbour Village Hall, Police Station, and Emergency Operations Center project pursuant to RFQ No. 2024-005. Subsequently, on March 18, 2025, the Council approved Resolution No. 2025-1716 awarding the agreement to WJA, and the agreement was executed on May 13, 2025, initiating the Pre-Design/Programming and Concept Development phase. Following execution of the Agreement with WJA, the Village’s Capital Projects Department, in coordination with the WJA design team, advanced the project through a series of meetings, public engagement efforts, and technical reviews culminating in the Basis of Design Report (BODR). Key milestones include:

- August 2025 – Council Mini-Retreat to discuss project considerations, design and site constraints.
- Fall 2025 – Present: Ongoing coordination with Village staff, Administration, the Village Planning and Zoning Consultant, Village Attorney, Building Department, and WJA to address site constraints, zoning, plat considerations, and right-of-way conditions.
- November-December 2025: Multiple meetings with Village staff, Department Heads, and Administration to advance the Programming and Concept Phase.
- January 5, 2026: Individual meetings with Village Council members to gather input on project vision, program, and design direction.
- February 9, 2026: Community Charrette Workshop conducted to solicit public input on design preferences, materials, and project features.
- February 23, 2026: Submission of design concept drawings to the Building Department for Architectural Review Board review.
- February 26-27, 2026: Council Retreat discussions regarding community input, design concept, building program, zoning considerations, parking, and EOC functions.
- March 30, 2026: Receipt of the draft BODR.

The BODR reflects the culmination of these efforts, incorporating Council direction, staff input, public engagement, and technical coordination. Concurrently, ongoing planning and zoning analysis has resulted in a proposed ordinance amendment to address municipal use standards within the RM-5 district, which is being advanced as a separate but related item presented to Village Council at the April 20, 2026 Council Meeting.

ANALYSIS

The proposed project is the result of extensive evaluation, coordination, and planning over many years and reflects the Village’s effort to address both longstanding facility deficiencies and the operational demands of a coastal municipality. The future site for the new Village Hall occupies a highly visible and important location along Collins Avenue but is affected by a number of physical and regulatory constraints, including its irregular geometry, adjacency to residential properties and Bal Cross Drive, access considerations, plat-related issues, and zoning limitations. These conditions have required careful coordination among the design team, Village staff, the Village Manager, the Village’s planning consultant, the Village Attorney, and the Building Department in order to shape

a workable design approach and identify the companion zoning revisions needed to support the project.

At the same time, the Village’s current municipal facilities no longer adequately support the level of service, coordination, and resiliency required of the organization. Existing operations are spread across multiple locations, including the present Village Hall building, the modular Public Works office, the police annex, and other separated work areas. This fragmented arrangement affects daily efficiency, coordination between departments, and the public’s ability to interact with Village services in a unified and accessible setting. More importantly, the current facilities are aged, past their useful life, and were not originally designed to satisfy today’s coastal construction expectations, elevated resiliency standards, emergency preparedness needs, or the environmental realities facing barrier island communities. The Village also lacks a dedicated emergency operations center, which is a significant operational gap for a municipality that must be prepared to coordinate response, recovery, and continuity of operations during and after storm events.

The proposed facility is intended to address these deficiencies by consolidating core governmental, public safety, and emergency functions into one purpose-built municipal building. Bringing the Village Council, administration, police functions, emergency operations, and other essential departments together in one location is expected to significantly improve internal communication, coordination, efficiency, and overall service delivery. It also creates a clearer civic identity and a more logical public-facing point of access for residents, staff, officials, and visitors. The design advances not only the need for space, but the need for a facility that performs as critical civic infrastructure and supports the Village’s long-term operational needs.

The analysis supporting this effort has not been limited to internal discussions. The Village’s Capital Projects Department, together with the Village Manager, members of the Council, staff, and the design consultant, has actively met with and reviewed facilities in neighboring municipalities in order to gauge approaches, assess functionality, analyze cost drivers, and understand how similarly situated communities have planned, built, and operated their own civic buildings. Those discussions included meetings with municipal managers and leadership from other local governments to better understand their strategies, lessons learned, building programs, construction approaches, and budget realities. The Village has not approached this project in a vacuum. Instead, it has deliberately studied comparable municipal facilities, assessed what has worked well elsewhere, identified what may not be necessary here, and used that information to help refine a facility that is efficient, practical, resilient, and mindful of cost.

Particular attention has been given to neighboring municipalities that have developed their own civic facilities and have become useful points of reference in evaluating how Bal Harbour should move forward. In that regard, the Town of Golden Beach has served as an important local benchmark in terms of municipal function and civic presence. Through review and comparison of other facilities and direct engagement with municipal leadership, the Village has worked to ensure that its own design approach is grounded in real-world experience and informed by practical considerations. The objective has not been to pursue unnecessary features or an overly ambitious building, but rather to ensure that the Village obtains an elegant, efficient, contemporary and highly functional facility that delivers long-term value. Based on this work, the Village believes the proposed concept

and BODR reflects a strong balance between performance, need, and cost, and that it offers a thoughtful and efficient approach when compared against similar civic projects.

The design itself has been shaped by operational need first. The building is being planned as a contemporary municipal facility that responds to current and future demands, including staffing needs, security requirements, public interface, emergency coordination, and the realities of coastal exposure. The design accounts for current code requirements and resilience expectations and is being developed with the goal of creating a hardened structure capable of withstanding severe weather conditions, including Category 5 hurricane exposure, while also addressing flood elevation and related coastal considerations. It is also intended to incorporate advanced technologies and building systems that will improve functionality, efficiency, and long-term performance. Sustainability has likewise remained part of the planning effort, including designing in a manner that supports readiness for high-performing building standards and responsible long-term operations. These features are not being pursued as unnecessary enhancements; rather, they are being considered because a new municipal facility in a coastal environment must be able to function reliably before, during, and after emergencies.

While functionality, resiliency, and operational performance have been the primary drivers of the design, the architectural expression of the building has also been deliberately advanced to reflect the Village's identity as a refined and design-oriented coastal community. As presented in the BODR, the proposed facility is not intended to function solely as a municipal building, but as a civic landmark that contributes to the ongoing evolution of Bal Harbour's public realm. The design incorporates a raised and protected structure that frames an activated ground level, including a shaded civic plaza, landscaped pathways, and a transparent Council Chamber that visually connects governmental functions with the community. The elevation of the first floor has been designed to meet and exceed FEMA base flood elevation standards. The building form, façade articulation, and integrated parking structure are composed in a manner that creates a clean, contemporary profile while softening the scale through materiality, light, and landscape. These elements work together to produce a building that is both resilient and architecturally expressive, reinforcing a sense of permanence, elegance, and civic pride. The result is a facility that not only meets the Village's operational needs, but also reflects the level of quality, beauty, and design excellence that defines Bal Harbour.

The current concept also reflects significant effort to remain focused on need versus excess. The proposed program includes approximately 32,000 square feet of air-conditioned space, which is consistent with the scale originally contemplated for the project nearly a decade ago, and includes a Council Chamber designed to accommodate up to 150 occupants while consolidating operations that are currently dispersed across five separate locations. Throughout the design process, the Village has evaluated what is essential to support municipal operations, public safety, emergency response, parking, access, and public-facing services, while maintaining awareness of overall budget considerations; upon approval, the next phase of design will include a more detailed evaluation of project costs, potential savings, and constructability. The goal has been to avoid wasteful elements and instead invest where the Village must invest in structural resilience, operational efficiency, emergency preparedness, and a building program that accounts for both present functions and future demand. The concept therefore seeks to provide the Village with more than

simply a replacement building. It seeks to provide a consolidated and efficient civic facility that is properly scaled to municipal need, better prepared for environmental stressors, and capable of serving the Village for decades to come.

Consistent with this approach, the current concept reflects an estimated project cost of approximately \$34 million and a total program of approximately 82,000 square feet. The square footage is inclusive of both a public office building and a 4-story parking garage. In evaluating this cost, the Village has looked at comparable municipal facilities, as previously noted, the Golden Beach Town Hall. However, that project is substantially smaller in both scale and program, consisting of approximately 13,900 square feet and does not include a parking garage or the same level of public safety and emergency operations functions. The inclusion of a Police Department, Emergency Operations Center, and parking garage, along with the requirements associated with a coastal and essential facility, are primary factors contributing to the overall project design and cost. A summary comparison of the Village Hall project and the Golden Beach Town Hall was provided at the February 2026 Council Retreat and is included below for reference:

	CURRENT	PROPOSED	GOLDEN BEACH
• Village Hall Offices/Chambers	7,754	23,116	10,097
• Police Department	2,400	6,955	1,665
• EOC	631	1,066	957
• Public Works Trailer	644	N/A	N/A
• Police Department Annex	8,867	N/A	800
• Public Works Annex	N/A	N/A	400
• Parking Structure	N/A	51,000	N/A
Total SF.	20,296	82,137	13,919
Total Project Cost	-	TBD	\$9 M

Key comparative metrics include the following:

- Proposed VH Total = 32,000 SF (Building only) and 56,000 SF (Parking Structure).
- Reduced VH Total = 31,000 SF (Building only) and 51,000 SF (Parking Structure).
- Proposed VH Public Spaces - Chambers, Lobby & Exec. Conf. Room = 5,904 SF (Reduction: 5,415 SF)
- Existing VH Public Spaces = 1,155 SF
- Golden Beach: \$9M / 12,719 SF = \$707 per SF
- Golden Beach: \$8.5M / 12,719 SF = \$668 per SF (excluding surface lot and landscape)

The design process has also included public and interdepartmental input that has materially shaped the concept now before the Council. Meetings with staff and administration, individual discussions with Council members, the community charrette, submission of concept drawings for design review, retreat-level discussions regarding dimensions, parking, functions, and emergency operations, and continuing coordination on zoning and site constraints have all informed the current report and design direction. In addition, at the February 2026 Council Retreat there was general agreement among the Council to continue moving forward with the project as presented by Village staff and the design consultant, WJA. The result of all these discussions is a concept that has evolved through repeated evaluation rather than a one-time presentation. It reflects feedback from

multiple stakeholders, technical review of the site and program, and continued refinement based on operational realities and legal constraints.

CURRENT FUNDING

The Village has taken these costs into consideration and, since the inception of the project, has allocated the following funding sources toward the development of the new Village Hall, Police Department, and Emergency Operations Center:

<i>General Fund:</i>	
<i>Initial Developer Contributions through FYE 2025</i>	\$ 18,056,228
<i>True Up - Future</i>	\$ 1,686,782
<i>Project Management Contribution - Future</i>	\$ 1,149,734
<i>Truist Rent through FYE 2025 and Estimated Future Rent</i>	\$ 3,044,327
<i>Developer Contributions Interest Earnings through FYE 2025 and Estimated Future Earnings</i>	\$ 2,360,168
<i>Appropriation of Fund Balance/Carryover</i>	\$ 8,332,355
<i>Village Hall Budget:</i>	\$ 34,629,594

Possible additional funding sources:

- Grants
- Capital Reserve
- Building Reserve
- Resort Tax

NEXT STEPS

Approval of the report is therefore a significant milestone in the progression of the project. It does not represent the end of design, but rather the Council’s confirmation of the design basis and direction so that the next stages of work may proceed. Advancing beyond this point is necessary to continue refining the project, further validate systems and cost assumptions, address permitting and regulatory requirements, and move the Village toward a facility that is unified, resilient, efficient, and responsive to both present and future municipal needs.

Following approval of the BODR the design will continue as follows:

- Completion of Construction Documents
- Permitting Approval
- Procurement and Contract Award for Contractor
- Notice to Proceed for Construction Commencement

BAL HARBOUR EXPERIENCE

This item supports the Village’s commitment to enhancing municipal operations, public safety, and emergency preparedness through the development of a modern, resilient, and unified Village Hall facility that centralizes services, improves operational efficiency, and enhances the overall experience for residents and visitors.

CONCLUSION

This BODR presents a design that reflects the project objectives, incorporates input from community and stakeholder engagement, and builds upon the coordination and analysis undertaken to date. The project consolidates Village Council functions, administration, the Police Department, an Emergency Operations Center, and other essential services within a unified facility intended to enhance operational efficiency, coordination, and public access. The proposed concept prioritizes functionality, resiliency, and long-term performance, and is intended to provide a safe, efficient, and program-driven municipal facility that meets the Village’s current and future needs while remaining mindful of overall cost considerations. A concurrent item is being presented to the Village Council for consideration of an ordinance amendment necessary to support the proposed design and allow the project to advance into the next phase following BODR approval.

Attachment:

1. Bal Harbour Village Hall, Police Station and Emergency Operations Center Project Basis of Design Report

RESOLUTION NO. 2026 - ____

A RESOLUTION OF THE VILLAGE COUNCIL OF BAL HARBOUR VILLAGE, FLORIDA, APPROVING THE BASIS OF DESIGN REPORT PREPARED BY WANNEMACHER JENSEN ARCHITECTS, LLC FOR THE BAL HARBOUR VILLAGE HALL, POLICE STATION, AND EMERGENCY OPERATIONS CENTER PROJECT; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Village Council of Bal Harbour Village, Florida, is committed to providing a contemporary, efficient, and resilient municipal facility to support governance, public safety, and emergency operations, in recognition that the Village's existing facilities are aged, past their useful life, dispersed across multiple locations, and insufficient to meet current operational needs, resiliency standards, sea level rise considerations, coastal construction requirements, and the need for a dedicated Emergency Operations Center; and

WHEREAS, the Village engaged and retained Wannemacher Jensen Architects, LLC ("WJA") in 2025, through a Professional Services Agreement ("PSA"), to develop a comprehensive design concept for the future development of a new Village Hall, Police Station, and Emergency Operations Center, as documented in the Basis of Design Report; and

WHEREAS, after receiving input from the Village Council and staff, at a series of meetings held on January 5, 2026, WJA compiled all the comments and developed options for the Community Charrette Workshop meeting; and

WHEREAS, on February 9, 2026, the Village conducted the Community Charrette Workshop to solicit input from residents and stakeholders regarding design preferences, materials, and desired features for the project; and

WHEREAS, the feedback received during the Community Charrette Workshop, along with technical evaluations and planning considerations, has been incorporated into the proposed design concept, as documented in the Basis of Design Report, and such design concept has undergone final review and received approval from all Village department directors; and

WHEREAS, the Basis of Design Report prepared by WJA reflects the Village's vision

for a resilient, functional, and architecturally distinguished civic facility; and

WHEREAS, the Village Council has reviewed the proposed Basis of Design Report and has determined that it is in the best interest of the Village of Bal Harbour and its residents to approve the Basis of Design Report and, pursuant to the 2025 PSA, WJA may proceed with the design activities necessary for the construction of the Village Hall, Police Station, and Emergency Operations Center as proposed.

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF BAL HARBOUR VILLAGE, FLORIDA, AS FOLLOWS:

Section 1. Recitals Adopted. That the above stated recitals are hereby adopted and confirmed.

Section 2. Design Approved. That the Basis of Design Report for the Bal Harbour Village Hall, Police Station, and Emergency Operations Center is hereby approved.

Section 3. Implementation. That the Village Manager is to proceed with the continuation of design services consistent with the next phases of work for the Bal Harbour Village Hall, Police Station, and Emergency Operations Center project, and to take all actions necessary to implement the purposes of this Resolution.

Section 4. Effective Date. That this Resolution shall take effect immediately upon the adoption hereof.

PASSED AND ADOPTED this 20th day of April, 2026.



Mayor Seth E. Salver

ATTEST:

Dwight S. Danie, Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Village Attorney
Weiss Serota Helfman Cole & Bierman P.L.

BASIS OF DESIGN – EXPECTED THURSDAY, APRIL 16

The Basis of Design attachment for this agenda item is not included at this time. The complete materials will be provided on Thursday, April 16, and will replace this notice.

BAL HARBOUR

- VILLAGE -

COUNCIL ITEM SUMMARY

Condensed Title:

RESOLUTION AUTHORIZING AGREEMENTS WITH L/DIAZ DESIGN AND PRINT PRO SHOP FOR A COMPREHENSIVE VILLAGEWIDE SIGNAGE PROGRAM, INCLUDING A 15% CONTINGENCY, IN A TOTAL AMOUNT NOT TO EXCEED \$358,581.

Issue:

Should the Council approve agreements with vendors for the design, fabrication and installation to replace the two existing welcome signs on Collins Avenue, a new welcome sign near 96th Street in the Waterfront Park, new branded signs at the Waterfront Park and Beach Path, and replacement of the residential building address signs on Collins Avenue?

The Bal Harbour Experience:

Beautiful Environment Safety Modernized Public Facilities/Infrastructure
 Destination & Amenities Unique & Elegant Resiliency & Sustainable Community

Item Summary / Recommendation:

This Resolution approves two agreements with vendors for a comprehensive Village-wide signage program designed to establish a cohesive and modern visual identity, enhance arrival experiences, and commemorate the Village's 80th anniversary. The program includes replacement of entrance signage at the north and south ends of Collins Avenue, installation of a new placemaking sign at the Bal Harbour Waterfront Park, new branded signage installations at the Waterfront Park and Beach Path, and the replacement of the residential building address signs on Collins Avenue. Design concepts were presented to the Resort Tax Committee and then to the Village Council at the Council Retreat in February 2026, with feedback, suggestions and input incorporated into the updated designs. The agreements are with L/Diaz Design for design services in an amount not to exceed \$25,000 and Print Pro Shop for fabrication and installation services in an amount not to exceed \$290,070, plus a fifteen percent (15%) contingency in the amount of \$43,511, for a total not-to-exceed project cost of \$358,581. \$220,000 was budgeted in the Resort Tax Fund for the replacement of two entrance signs on Collins Avenue. An additional \$138,581 will be funded through an amendment to the FY26 Resort Tax Fund budget.

THE ADMINISTRATION RECOMMENDS APPROVAL OF THIS RESOLUTION.

Advisory Board Recommendation:

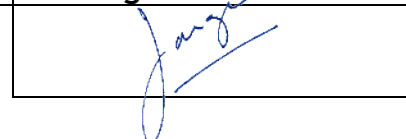
Presented to Resort Tax Committee and Village Council at the 2026 Council Retreat, with feedback incorporated into the updated proposed designs.

Financial Information:

Amount	Account	Account #
\$358,581	Capital Outlay-Tourism	10-52-506XXX

Sign off:

Assistant Village Manager	Chief Financial Officer	Village Manager
Ramiro J. Inguanzo	Claudia Dixon	Jorge M. Gonzalez



BAL HARBOUR

- VILLAGE -

COUNCIL MEMORANDUM

TO: Mayor Seth E. Salver and Members of the Council

FROM: Jorge M. Gonzalez, Village Manager



DATE: April 20, 2026

SUBJECT: **A RESOLUTION OF THE VILLAGE COUNCIL OF BAL HARBOUR VILLAGE, FLORIDA, AUTHORIZING THE VILLAGE MANAGER TO EXECUTE AN AGREEMENT WITH L/DIAZ DESIGN IN AN AMOUNT NOT TO EXCEED \$25,000 AND PRINT PRO SHOP IN AN AMOUNT OF \$290,070, PLUS A FIFTEEN PERCENT (15%) CONTINGENCY FOR UNFORESEEN CONDITIONS, FOR A TOTAL NOT-TO-EXCEED AMOUNT OF \$358,581, FOR THE DESIGN, DEVELOPMENT, FABRICATION AND INSTALLATION OF ENTRANCE SIGNAGE AT THE NORTH AND SOUTH ENTRANCES ALONG COLLINS AVENUE, A PLACEMAKING SIGN AT THE BAL HARBOUR WATERFRONT PARK, BRANDED SIGNAGE INSTALLATIONS, AND A RESIDENTIAL BUILDING IDENTIFICATION SIGNAGE SYSTEM; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

ADMINISTRATIVE RECOMMENDATION

I am recommending approval of this Resolution.

BACKGROUND

The current Bal Harbour Village entrance welcome signs, located at the north and south entrances along Collins Avenue, were designed and installed in 1986 to commemorate the Village's 40th anniversary as an incorporated municipality. Over the past four decades, these signs have served as recognizable and distinctive landmarks welcoming residents and visitors to Bal Harbour Village.

At a Village Council retreat, a discussion regarding the updating of the two entrance signs on Collins Avenue was held and subsequently, staff began to explore options in conjunction with the Collins Avenue redevelopment efforts and the design of the new Village Hall on Collins Avenue. With the Village celebrating its 80th anniversary in 2026, the design and installation of new entrance welcome signs that reflect the community's continued growth, identity, and aesthetic values comes at an appropriate time. The project would serve both a functional and commemorative purpose – enhancing the Village's visual presence and marking a significant milestone in its history. In addition, there are other areas in the Village where new signage is recommended, including near 96th Street entrance to the Village in the Bal Harbour Waterfront Park; additional welcome signage at the Bal Harbour Waterfront Park and on the Beach Path; and updated address signs for the residential buildings on the east and west sides of Collins Avenue.

The updated signage is intended to create a cohesive, modern identity across the Village while enhancing arrival experiences and reinforcing the Bal Harbour brand. In exploring design options for the updated signage, the Village initially solicited design proposals from several vendors, including originally from Zyscovich Architects in tandem with the architectural design options for the proposed new Village Hall. Not being satisfied with those initial options, the Village subsequently solicited design proposals from other vendors, including: Kimley-Horn & Associates, Don Bell Signs, The Art Sign Company, and L/Diaz Design/Print Pro Shop. After reviewing the proposals from each of these vendors, the recommended design option was those submitted by L/Diaz Design/Print Pro Shop.

ANALYSIS

Staff, in coordination with L/Diaz Design, developed a comprehensive signage program that was presented to the Resort Tax Committee and then to the Village Council at the 2026 Council Retreat. Those initial designs were refined based on feedback, suggestions and input from the Council about the design of each of the signs, with the designer incorporating as much of this feedback into the proposed updated designs to ensure alignment with the Village's vision, identity, and long-term infrastructure goals.

The proposed signage program establishes a cohesive design and look across all signage elements and focuses on enhancing the Village's identity, visibility, and sense of arrival through clearly defined gateway features. The proposed program represents the first comprehensive update to Village entrance signage in over 40 years and is intended to establish a long-term, cohesive visual identity.

The development of the proposed signage program has included the following:

- **Design Development:** The Village received design proposals from multiple vendors and ultimately worked with the Village's creative director and designer, L/Diaz Design, in coordination with Print Pro Shop, to develop modern, elegant, and durable signage concepts that reflect the Village's branding, architectural character, and environment. The scope of services includes site and contextual analysis, material and lighting studies, digital mock-ups integrated into site photography, and preparation of detailed, fabrication-ready design documents.
- **Locations:** The program includes (1) replacement of the existing entrance signs at the north and south ends of Collins Avenue, as well as a new placemaking sign in the Bal Harbour Waterfront Park near 96th Street; (2) additional interactive branded signage installations at the Waterfront Park and Beach Path commemorating the Village's 80th Anniversary in 2026 then with the Village branding 2027; and (3) a coordinated address signage system for residential buildings, providing improved clarity and a consistent visual identity along the Collins Avenue corridor and throughout the Village.

- **Design and Materials:** The entrance monuments utilize a contemporary, minimalist design incorporating embossed patterns, high-quality weather-resistant materials, and integrated LED illumination to enhance visibility and nighttime aesthetics while maintaining compatibility with the surrounding landscape and streetscape. The updated designs increase vertical presence and visibility through refined proportions, including a slightly taller and slimmer north entrance sign and a narrower but significantly taller south entrance sign.
- **Council and Committee Input:** Design concepts were presented to the Resort Tax Committee and then to the Village Council at the Council Retreat in February 2026, with feedback, suggestions and input incorporated into the updated designs.
- **Commemoration:** Installation and dedication of the signage is proposed to coincide with the Village’s 80th Anniversary celebration in 2026.

The proposed signage program includes replacement of the existing entrance signs at the north and south ends of Collins Avenue; installation of a new placemaking sign at the Bal Harbour Waterfront Park; interactive branded signage installations at the Waterfront Park and Beach Path; and a coordinated building identification signage system for residential buildings, consisting of twenty-one (21) locations (excluding the four hotels, Oceana, Rivege and the residential buildings in the gated community).

FISCAL IMPACT

The following is the proposed cost for design, fabrication, and installation:

L/Diaz Design (Design Services)	
Design Services Total (L/Diaz Design)	\$25,000
Print Pro Shop (Fabrication and Installation)	
North Collins Welcome / Entrance Sign	\$52,845
South Collins Welcome / Entrance Sign	\$110,540
Waterfront Park Placemaking Sign	\$11,085
Two Branded Installations Waterfront Park & Beach Path	\$11,800
Residential Building Identification Signage (21)	\$100,800
Engineering and Permit Processing	\$3,000
Contingency 15%	\$43,511
Total Not-To-Exceed (Print Pro Shop)	\$333,581
TOTAL (DESIGN + FABRICATION/INSTALLATION)	\$358,581

The costs associated with Print Pro Shop include fabrication, installation, engineering coordination, permitting, and electrical components necessary to support illuminated signage elements. Electrical work will be required, with existing connections at each location. Staff will work with existing electrical contractors for electrical connections.

Funds in the amount of \$220,000 had been budgeted from the Resort Tax Fund for the replacement of the two entrance signs on Collins Avenue. Given that there are a number of new and additional signs proposed, the FYE 2026 Resort Tax Fund Budget will be amended by \$138,581 from fund balance to account for these additional proposed signs.

THE BAL HARBOUR EXPERIENCE

The proposed signage program enhances the *Bal Harbour Experience* by reinforcing the Village's identity through cohesive, high-quality entrance signage, placemaking elements, interactive branded signage installations, and residential building identification signage, all designed to reflect the community's unique, elegant, and refined character, while improving the visual environment and creating a stronger sense of arrival for residents and visitors.

CONCLUSION

It is recommended that the Village Council adopt the Resolution authorizing the Village Manager to enter into agreements with L/Diaz Design in an amount not to exceed \$25,000 and Print Pro Shop in an amount of \$290,070, plus a fifteen percent (15%) contingency for unforeseen conditions (\$43,511), for a total not-to-exceed amount of \$358,581, for the design, development, fabrication, and installation of replacement entrance signage at the north and south ends of Collins Avenue, a new placemaking sign at the Bal Harbour Waterfront Park, new interactive branded signage installations at the Waterfront Park and Beach Path, and a replacement of the residential building address identification signs along the east and west sides of Collins Avenue.

Attachments:

1. Proposed Signage Design
2. Agreement with L/Diaz Design
3. Agreement with Print Pro Shop

RESOLUTION NO. 2026-____

A RESOLUTION OF THE VILLAGE COUNCIL OF BAL HARBOUR VILLAGE, FLORIDA, AUTHORIZING THE VILLAGE MANAGER TO EXECUTE AN AGREEMENT WITH L/DIAZ DESIGN IN AN AMOUNT NOT TO EXCEED \$25,000 AND PRINT PRO SHOP IN AN AMOUNT OF \$290,070, PLUS A FIFTEEN PERCENT (15%) CONTINGENCY FOR UNFORESEEN CONDITIONS, FOR A TOTAL NOT-TO-EXCEED AMOUNT OF \$358,581, FOR THE DESIGN, DEVELOPMENT, FABRICATION AND INSTALLATION OF ENTRANCE SIGNAGE AT THE NORTH AND SOUTH ENTRANCES ALONG COLLINS AVENUE, A PLACEMAKING SIGN AT THE BAL HARBOUR WATERFRONT PARK, BRANDED SIGNAGE INSTALLATIONS, AND A RESIDENTIAL BUILDING IDENTIFICATION SIGNAGE SYSTEM; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Village of Bal Harbour’s existing entrance welcome signs at the north and south entrances along Collins Avenue were designed and installed in 1986 to commemorate the Village’s 40th anniversary and have since served as recognizable landmarks welcoming residents and visitors to the Village; and

WHEREAS, the Village Council has discussed the updating of the two entrance signs along Collins Avenue in connection with Collins Avenue redevelopment efforts and the design of the new Village Hall; and

WHEREAS, 2026 marks the Village’s 80th anniversary, and the Village Council finds that the design and installation of new entrance and landmark signage at this time will serve both a functional and commemorative purpose by enhancing the Village’s visual presence and marking this significant milestone; and

WHEREAS, the Village solicited and considered design proposals from multiple vendors and, in coordination with staff, L/Diaz Design and Print Pro Shop developed a comprehensive signage program intended to create a cohesive, modern identity across the Village while enhancing arrival experiences and reinforcing the Bal Harbour brand as a premier coastal destination; and

WHEREAS, the proposed comprehensive signage program includes replacement of the existing entrance signs at the north and south ends of Collins Avenue, a placemaking sign at the Bal Harbour Waterfront Park near 96th Street, branded signage installations at the Waterfront Park and Beach Path commemorating the Village’s 80th Anniversary, and a coordinated residential building identification signage system; and

WHEREAS, the Village Council finds that L/Diaz Design is qualified to provide the required design and development services for the signage program in an amount not to exceed \$25,000, and that Print Pro Shop is qualified to provide the fabrication and installation services for the signage program in an amount not to exceed \$290,070, plus a fifteen percent (15%) contingency in the amount of \$43,511; and

WHEREAS, the Village Council finds that approval of the agreements with L/Diaz Design and Print Pro Shop is in the best interest of the Village.

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF BAL HARBOUR VILLAGE, FLORIDA, AS FOLLOWS:

Section 1. Recitals Adopted. The foregoing recitals are true and correct and are incorporated into this Resolution as if fully set forth herein.

Section 2. Approval of Agreements. The Village Council hereby approves and authorizes the Village Manager to execute: (a) an agreement with L/Diaz Design for design and development services relating to the Village’s comprehensive signage program in an amount not to exceed \$25,000; and (b) an agreement with Print Pro Shop for the fabrication and installation of the signage program elements, including entrance signage at the north and south entrances along Collins Avenue, a placemaking sign at the Bal Harbour Waterfront Park, branded signage installations, and a residential building identification signage system, in an amount not to exceed \$290,070; and (c) a fifteen percent (15%) contingency for unforeseen conditions in the amount of \$43,511; with such agreements to be in substantially the form approved by the Village Attorney.

Section 3. Budgetary Authorization. The total authorized amount for the agreements and contingency approved herein shall not exceed \$358,581, subject to available appropriations and applicable Village purchasing and financial procedures.

Section 4. Appropriations Approved. That the 2025-26 Resort Tax Fund Budget is amended by \$138,581 towards the Village’s comprehensive signage program from fund balance.

Section 5. Implementation. The Village Manager, Village Attorney, and Village staff are hereby authorized to take all administrative actions necessary to implement the purpose of this Resolution, including execution of the agreements and any non-substantive revisions, supporting documents, permits, or related administrative items consistent with this Resolution. The Village Manager is further authorized to approve amendments to the agreements and utilize the approved contingency for unforeseen conditions or scope adjustments, provided the total project cost does not exceed the amount authorized in this Resolution.

Section 6. Effective Date. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED this 20th day of April, 2026



Mayor Seth E. Salver

ATTEST:

Dwight S. Danie, Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Village Attorney
Weiss Serota Helfman Cole & Bierman P.L.



BAL HARBOUR

- V I L L A G E -

Village Signage



SIGNAGE

New Signage for Village

- Celebrating 80 Years (1946-2026)
- 40 Years Since Last Signage Update
- Modernize & Elevate Village Identity
- Cohesive Design Across Key Locations
- Create Memorable Gateways
- Invest in a Timeless Visual Brand

1986



425

A vertical teal-colored bar on the left side of the page, featuring a complex geometric pattern of overlapping circles, squares, and lines in various shades of teal.

SIGN #1

North Entrance Sign - Collins Avenue

ENTRANCE SIGNAGE - *INSPIRATION*







ENTRANCE SIGNAGE DIMENSIONS

SIGN 1 - NORTH ENTRANCE VIEW

Metal Totem - Pattern Emboss

- Sleek metal totem featuring an embossed Bal Harbour-inspired pattern.
- BHV Teal interior finish adds depth and visual contrast
- Integrated LED lighting enhances texture and nighttime presence
- Current Sign is 8 feet wide, 5 feet high, 19 inches thick
- Proposed sign is same width, slightly taller, and slightly thinner.



10227 COLLINS AVE.



A vertical teal-colored bar on the left side of the page, filled with a complex, repeating geometric pattern of various shapes like circles, squares, and triangles.

SIGN #2

South Entrance Sign - Collins Avenue



ENTRANCE SIGNAGE DIMENSIONS

SIGN 2 - SOUTH ENTRANCE VIEW

Metal Totem - Pattern Emboss

- Similar look and feel as north end
- Current Sign at South End is 16 feet wide, 5 feet high, 19 inches thick.
- Proposed Sign is 1 foot less wide, but 2.5 feet taller.



9600 COLLINS AVE.





SIGN #3

96 Street Entrance - Waterfront Park Dock

ENTRANCE SIGNAGE - PARK



INSPIRATION





Metal Bone

ENTRANCE SIGNAGE DIMENSIONS

SIGN 3 - PARK



- Large-scale sculptural lettering in brushed aluminum or powder-coated metal, integrated with the park's landscape and furnishings.



A vertical teal-colored bar on the left side of the slide, filled with a complex, repeating geometric pattern of various shapes like circles, squares, and triangles in different shades of teal.

Additional Signage

Social Media Moments

SOCIAL MEDIA SIGNAGE - MOMENTS

INSPIRATION



SOCIAL MEDIA SIGNAGE - MOMENTS



VILLAGE HALL

PARK



BEACH PATH



SOCIAL MEDIA SIGNAGE - MOMENTS

MOMENTS

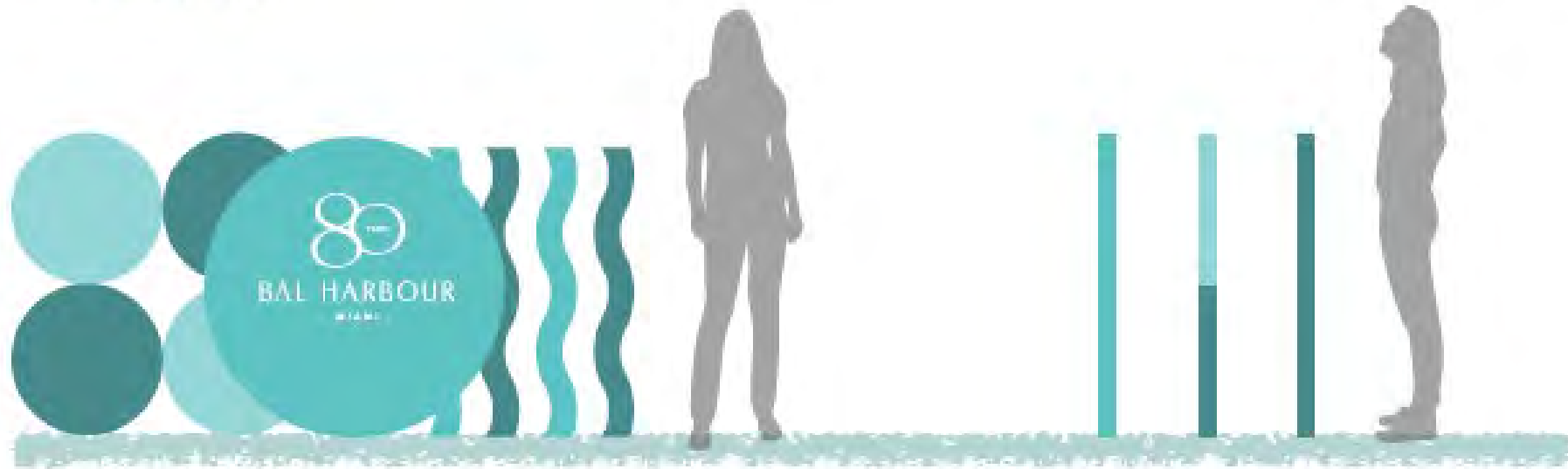
Sculptural installations inspired by Bal Harbour's patterns and forms, placed in key locations to create iconic, shareable moments. Crafted in acrylic or metal, these pieces reflect light and surroundings, inviting visitors to interact, photograph, and celebrate the Village's distinctive identity.

OPTION 1



SOCIAL MEDIA SIGNAGE - MOMENTS

OPTION 2



FRONT

SIDE

A vertical sidebar on the left side of the page, filled with a complex teal pattern of geometric shapes, circles, and abstract designs.

Building Address Signage

Building Address Signs on Collins Avenue

ADDRESS SIGNAGE

BUILDING / PROPERTIES



ADDRESS SIGNAGE

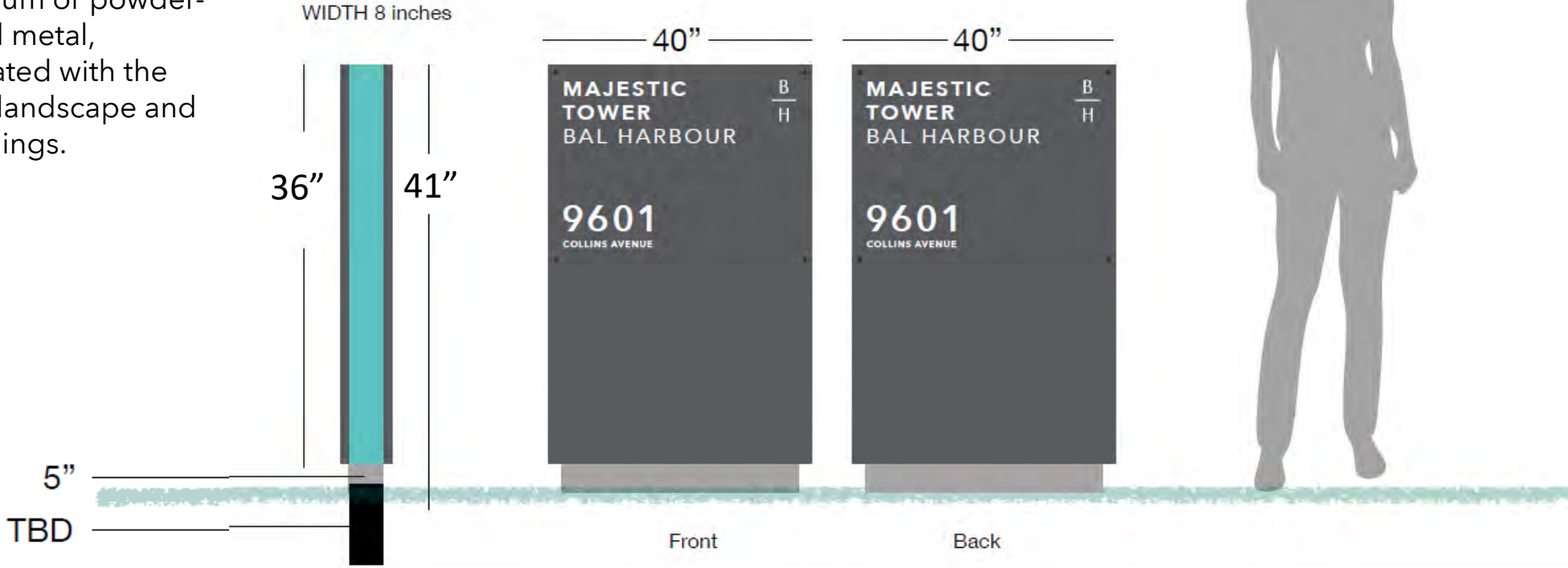


445

DIRECTIONAL SIGNAGE DIMENSIONS

BUILDING / PROPERTIES

- Large-scale sculptural lettering in brushed aluminum or powder-coated metal, integrated with the park's landscape and furnishings.

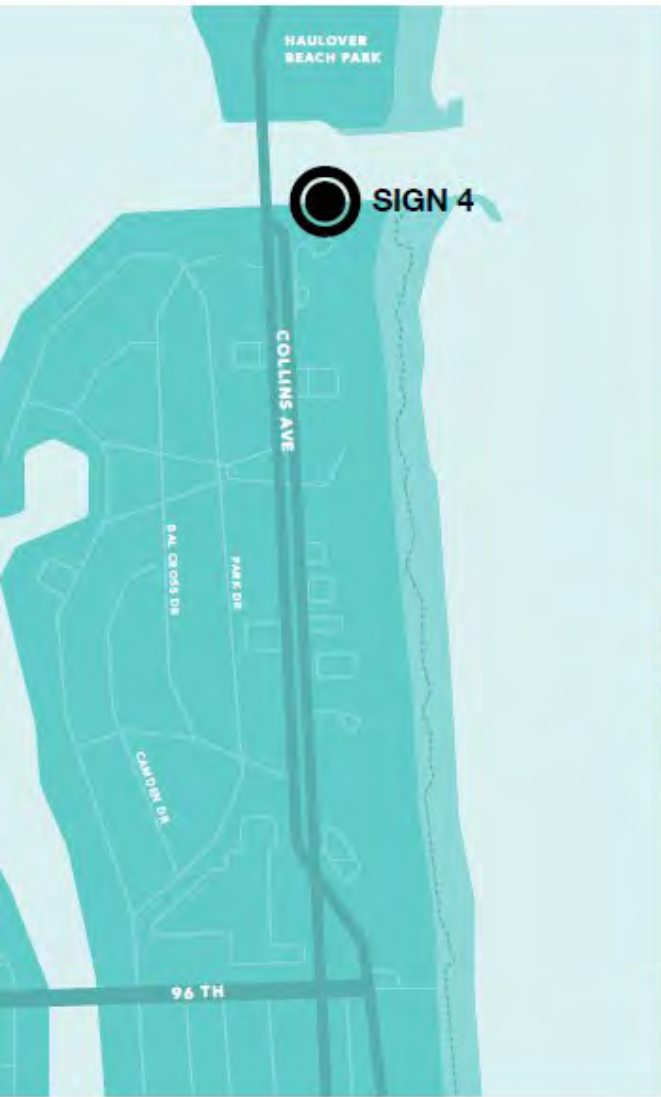


A vertical teal-colored bar on the left side of the slide, featuring a complex geometric pattern of overlapping circles, squares, and lines in various shades of teal.

Future Signage

Setting the Tone

- Future Village Hall
- Harbourfront Park



An aerial photograph of Bal Harbour, Florida, showing a wide sandy beach and the ocean in the foreground. In the background, a dense line of modern high-rise buildings forms the skyline. The entire image is overlaid with a semi-transparent teal color.

BAL HARBOUR

- VILLAGE -

balharbourfl.gov | 305.866.4633 | communications@balharbourfl.gov

**PROFESSIONAL SERVICES AGREEMENT BETWEEN
BAL HARBOUR VILLAGE and L DIAZ DESIGN**

This Professional Services Agreement ("Agreement") is made and entered into as of the ____ day of _____ 2026 (the "Effective Date") between Bal Harbour Village, a Florida municipality (the "Village") and L Diaz Design, whose business address is 16816 NW 83rd Court, Miami Lakes, FL 33016 (the "Contractor"), with each being referred to herein as a Party or collectively as the "Parties."

WHEREAS, the Contractor wishes to engage a design firm to update and design new entrance and landmark signage at specific locations throughout the Village in conjunction with the Village's 80th anniversary;

WHEREAS, the Village reviewed proposals from interested firms and determined it is in the Village's best interest to utilize the services of L Diaz Design and enter into an agreement for a one-year term for these services.

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Village and Contractor hereby agree as follows:

- I. **TERM.** The initial term of this Agreement shall commence on the Effective Date and shall remain in effect for a period of one year unless otherwise terminated with or without cause, in accordance with the provisions contained herein (the "Term") for an annual amount of not to exceed Twenty-Five Thousand Dollars (\$25,000.00).
- II. **SERVICES.** Contractor agrees to provide design and design-related services during the 2026 milestone year. (collectively, the "Services"), a complete list of which is attached hereto as Exhibit "A." During this engagement, the Parties may mutually agree to revise the Scope of Services in connection with the signage program.
- III. **RELATIONSHIP OF THE PARTIES.** During the term of this Agreement, the relationship of the Parties shall be that of the client and independent Contractor. Village shall not control the means and methods used by Contractor in performing the Services. Contractor shall perform the Services at the request of the Village Manager or his designee. Nothing set forth in this Agreement shall be construed to create the relationship of employer and employee or principal and agent between Village and Contractor. Contractor shall not act or attempt to act or represent itself, directly or indirectly or by implication, as an employee of Village or in any manner assume or create, or attempt to assume or create, any obligation on behalf of or in the name of Village. Accordingly, Contractor shall not attain, nor be entitled to, any rights or benefits of the Village, nor any rights generally afforded the Village employees. Contractor further understands that Florida Worker's Compensation benefits available to employees of the Village are not available to Contractor or to any employee or agent of the Contractor. All employees and sub-contractors of the Contractor shall be considered to be, at all times, the sole

employees or contractors of the Contractor, under its sole direction and not an employee, contractor or agent of the Village.

- IV. **COMPENSATION.** The Village shall pay Contractor a total fee in the amount not to exceed Twenty-Five Thousand Dollars (\$25,000.00) to be invoiced to the Village monthly.
- V. **WARRANTIES.** Contractor represents and warrants that Contractor is free to enter into the terms of this Agreement and that Contractor has no obligation to any third party or otherwise that are inconsistent with any of its provisions. Contractor further represents and warrants that Contractor has and shall maintain for the duration of this Agreement, all professional licenses required to be held by an individual or entity providing the Services by any and all federal, state or local law, rule or policy. This Section 5 shall survive termination of this Agreement.
- VI. **TERMINATION.**

a) Termination for Cause. If a Party fails to fulfill in a timely manner, or otherwise violates or defaults upon, any of the covenants, agreements, or stipulations material to this Agreement, the non-defaulting Party, shall thereupon have the right to terminate this Agreement for cause. Prior to exercising its option to terminate for cause, the non-defaulting Party shall notify the defaulting Party of its violation of the particular term(s) of this Agreement, and shall grant the defaulting Party ten (10) business days to cure such default. If such default remains uncured after ten (10) business days, the non-defaulting Party may terminate this Agreement without further notice to defaulting Party. Upon termination, the non-defaulting Party shall be fully discharged from any and all liabilities, duties, and terms arising out of, or by virtue of, the Agreement.

Notwithstanding the above, Contractor shall not be relieved of liability to the Village for damages sustained by the Village by virtue of any breach of the Agreement by the Contractor. The Village, at its sole option and discretion, shall be entitled to bring any and all legal or equitable actions that it deems to be in its best interest in order to enforce the Village's rights and remedies against Contractor. The Village shall be entitled to recover all costs of such actions, including reasonable attorney's fees

b) Termination for Convenience of the Village. The Village may also, through its Village Manager, and for its convenience and without cause, terminate the Agreement at any time during the Term or Renewal Term by giving written notice to Contractor of such termination; which shall become effective ten (10) days following receipt by Contractor of such notice. If the Agreement is terminated for convenience by the Village, Contractor shall be paid for any Services satisfactorily performed up to the date of termination; following which the Village shall be discharged from any and all liabilities, duties, and terms arising out of, or by virtue of, this Agreement.

c) Termination for Insolvency. The Village also reserves the right to terminate the Agreement in the event the Contractor is placed either in voluntary or involuntary bankruptcy or makes an assignment for the benefit of creditors. In such event, the rights and obligations of the parties shall be the same as provided for in Section 6(b).

VII. **MISCELLANEOUS.**

a) Notices. All notices hereunder shall be given in writing by registered or certified mail, return receipt requested, postage prepaid, addressed to the Parties at the following respective addresses, or at such other address as may be designated in writing by either Party to the other, and shall be deemed delivered for all purposes hereunder upon deposit of same into the United States mail:

b)

To Village: Jorge Gonzalez, Village Manager
Bal Harbour Village
655 95th Street
Bal Harbour, FL 33154

Copy to: Susan Trevarthen, Village Attorney
Weiss Serota Helfman Cole & Bierman, PL
200 East Broward Blvd. Suite 1900
Fort Lauderdale, FL 33301

To Contractor: L Diaz Design
16816 NW 83rd Court
Miami Lakes, FL 33016

VIII. **Compliance with Laws.** Contractor agrees to comply with all laws, ordinances, rules, and regulations that are now or may become applicable to the Services covered by this Agreement, regardless of the applicable jurisdiction. Contractor shall make its services available to Village residents without regard to race, color, religion or sex, or as otherwise provided by law.

IX. **Severability.** The Parties to this Agreement expressly agree that it is not their intention to violate any public policy, statutory or common law rules, regulations, or decisions of any governmental or regulatory body. If any provision of this Agreement is judicially or administratively interpreted or construed as being in violation of any such policy, rule, regulation, or decision, the provision, sections, sentence, word, clause, or combination thereof causing such violation will be inoperative (and in lieu thereof there will be inserted such provision, section, sentence, word, clause, or combination thereof as may be valid and consistent with the intent of the Parties under this Agreement) and the remainder of this Agreement, as amended, will remain binding upon the Parties, unless the inoperative provision would cause enforcement of the remainder of this Agreement to be inequitable under the circumstances.

- X. **Successors and Assigns.** This Agreement shall be binding upon the Parties and their respective successors, heirs and assigns. However, the Parties agree that nothing contained herein shall authorize the assignment of this Agreement or the delegation of any duties hereunder by either Party, unless previously set out in this Agreement, without the prior written consent of the other Party.
- XI. **Headings.** The sections headings used in this Agreement are for reference and convenience only and shall not enter into the interpretation hereof.
- XII. **Survival of Terms.** Termination or expiration of this Agreement for any reason shall not release either Party from any liabilities or obligations set forth in this Agreement which (a) the Parties have expressly agreed shall survive any such termination, or (b) remain to be performed and by their nature would be intended to be applicable following any such termination or expiration. Any liabilities which have accrued prior to termination pursuant to the insurance and/or indemnification obligations set forth below shall survive the termination of this Agreement.
- XIII. **Waiver.** No delay or omission by either Party hereto, in the exercise of any right or remedy hereunder, shall impair such right or remedy or be construed to be a waiver thereof. Any waiver of any such right or remedy by any Party must be in writing and signed by the Party against which such waiver is sought. A waiver by either of the Parties hereto of any of the covenants to be performed by the other or any breach thereof shall not be construed to be a waiver of any succeeding breach thereof or any other covenant herein contained. All remedies provided for in this Agreement shall be cumulative and in addition to and not in lieu of any other remedies available to either Party at law, in equity or otherwise.
- XIV. **Force Majeure.** Non-performance of Contractor or Village shall be excused to the extent that performance is rendered impossible or delayed by strike, fire, hurricane, flood, terrorism, governmental acts or orders or restrictions, or other similar reason where failure to perform is beyond the control of and not caused by the negligence of the non-performing Party ("Force Majeure"), provided that the non-conforming Party gives prompt notice of such conditions to the other Party and makes all reasonable efforts to perform.
- XV. **Governing Laws.** This Agreement shall be governed by, construed in accordance with, the laws of the State of Florida. The venue for any dispute arising from this Agreement shall be the Circuit Court of Miami-Dade County, Florida. The Parties voluntarily waive any right to trial by jury in the event of litigation between the Parties, which in any way arises out of this Agreement or the Services.
- XVI. **Entire Agreement.** The Agreement and its exhibits constitute the entire agreement of the Parties with respect to the subject matter hereof and supersedes all previous written, and all previous or contemporaneous oral negotiations, understandings, arrangements, and agreements. Unless expressly provided for otherwise in this Agreement, this Agreement may be amended only by a written amendment signed by both Parties hereto.

XVII. **Indemnification.** To the extent permitted by law, Contractor agrees to indemnify, defend and hold harmless the Village and its directors, officers and employees from and against any liability (including, without limitation, reasonable costs and attorney's fees) incurred by the Village to the extent caused by Contractor's negligent acts, errors or omissions, or the failure, malfunction, installation or removal of the Decorations, including judgments in favor of any third party.

Nothing in this Agreement shall be deemed or treated as a waiver by the Village of any immunity to which it is entitled by law, including but not limited to the Village's sovereign immunity as set forth in Section 768.28, Florida Statutes.

XVIII. **No Contingent Fees.** The Contractor warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the Contractor, to solicit or secure this Agreement, and that it has not paid or agreed to pay any person(s), company, corporation, individual or firm, other than a bona fide employee working solely for the Contractor, any fee, commission, percentage, gift, or any other consideration, contingent upon or resulting from the award or making of this Agreement.

XIX. **Access to Records and Audit Clause.** Contractor agrees to permit the Village to examine all records which are, in any way, related to the Services provided in this Agreement, and grants to the Village the right to audit any books, documents and papers of Contractor that were generated during the course of the administration of this Agreement. Contractor shall maintain the records, books, documents and papers associated with this Agreement in accordance with the "Public Records Act", and in accordance with the Florida Statutes. Upon the Village's request, Contractor shall provide the Village with copies of all public records related to this Agreement, at no cost to the Village.

XX. **Non Discrimination.** Contractor certifies that it does not discriminate in its membership or policies based on race, color, national origin, religion, sex, sexual orientation, familial status or handicap. Contractor further agrees that neither Contractor, nor any parent company, subsidiaries or affiliates of Contractor are currently engaged in, nor will engage in, during the term of this Agreement, the boycott of a person or business based in or doing business with a member of the World Trade Organization or any country with which the United States has free trade.

XXI. **Contractor's Compliance With Florida Public Records Law.** Pursuant to Section 119.0701 of the Florida Statutes, Contractor agrees to:

A. Keep and maintain public records in Contractor's possession or control in connection with Contractor's performance under this agreement. Contractor shall ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed, except as authorized by law, for the duration of the Agreement, and following completion of the Agreement until the records are transferred to the Village.

B. Upon request from the Village's custodian of public records, Contractor shall provide

the Village with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by Chapter 119, Florida Statutes, or as otherwise provided by law.

- C. Unless otherwise provided by law, any and all records, including but not limited to reports, surveys, and other data and documents provided or created in connection with this Agreement are and shall remain the property of the Village. Notwithstanding, it is understood that at all times Contractor's workpapers shall remain the sole property of Contractor, and are not subject to the terms of this Agreement.
- D. Upon completion of this Agreement or in the event of termination by either party, any and all public records relating to the Agreement in the possession of Contractor shall be delivered by Contractor to the Village Manager, at no cost to the Village, within seven (7) days. All such records stored electronically by Contractor shall be delivered to the Village in a format that is compatible with the Village's information technology systems. Once the public records have been delivered upon completion or termination of this Agreement, Contractor shall destroy any and all duplicate records that are exempt or confidential and exempt from public records disclosure requirements. Notwithstanding the terms of this Section, the Parties agree and it is understood that Contractor will maintain a copy of any information, confidential or otherwise, necessary to support its work product generated as a result of its engagement for services, solely for reference and archival purposes in accordance with all applicable professional standards, which will remain subject to the obligations of confidentiality herein.
- E. Any compensation due to Contractor shall be withheld until all records are received as provided herein.
- F. Contractor's failure or refusal to comply with the provisions of this section shall result in the immediate termination of this Agreement by the Village.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 305-866-4633 clerk@balharbourfl.gov OR BY MAIL: Village of Bal Harbour - Village Clerk's Office, 655 96th Street, Bal Harbour, FL 33154.

- XXII. **INSURANCE.** Contractor shall at all times carry comprehensive general liability insurance, comprehensive automobile liability insurance, and workers' compensation insurance (if applicable) with minimum policy limits for each coverage in the amounts specified in the below:
- a) Worker's Compensation Coverage must apply for all employees and statutory limits in compliance with the applicable state and federal laws. In addition, the policy must include the following:
 - Employer's Liability with a minimum limit per accident in accordance with statutory requirements; and

- The policy must be endorsed to provide Village with 30 days' written notice of cancellation and/or restriction.
- b) General Liability coverage must include:
- \$2,000,000.00 combined limit per claim; and
 - Contractual coverage applicable to this specific Agreement, including any hold harmless and/or indemnification Agreement.
- c) Comprehensive Automobile Liability Coverage must be afforded on a form no more restricted than the latest edition of the Comprehensive Automobile Liability Policy filed by the Insurance Services Office and must include:
- \$2,000,000.00 combined single limit per accident for bodily injury and property damage;
 - Owned Vehicles;
 - Hired and Non-Owned Vehicles;
 - Employee Non-Ownership; and
 - The policy must be endorsed to provide the Village with 30 days' written notice of cancellation and/or restriction.

Contractor shall provide the Village with certificates of insurance evidencing the coverage required herein. All insurance policies shall be issued by companies authorized to do business in the State of Florida and shall have a rating of at least B+:VI or better per Best's Key Rating Guide, latest edition. With the exception of the worker's compensation insurance, Contractor shall provide an endorsement to the policy naming the Village as additional insured and providing that the policy may not be cancelled without thirty days' prior written notice to the Village.

XXIII. SCRUTINIZED COMPANIES LIST. Contractor certifies that it and its subcontractors are not on the Scrutinized Companies that Boycott Israel List. Pursuant to Section 287.135, F.S., the City may immediately terminate this Agreement at its sole option if the Contractor or its subcontractors are found to have submitted a false certification; or if the Contractor, or its subcontractors are placed on the Scrutinized Companies that Boycott Israel List or is engaged in the boycott of Israel during the term of the Agreement.

If this Agreement is for more than one million dollars, the Contractor certifies that it and its subcontractors are also not on the Scrutinized Companies with Activities in Sudan, Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or engaged with business operations in Cuba or Syria as identified in Section 287.135, F.S. Pursuant to Section 287.135, F.S., the City may immediately terminate this Agreement at its sole option if the Contractor, its affiliates, or its subcontractors are found to have submitted a false certification; or if the Contractor, its affiliates, or its subcontractors are placed on the Scrutinized Companies with Activities in Sudan List, or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or engaged with business operations in Cuba or Syria during the term of the Agreement.

The Contractor agrees to observe the above requirements for applicable subcontracts entered into for the performance of work under this Agreement. As provided in Subsection 287.135(8), F.S., if federal law ceases to authorize the above-stated contracting prohibitions then they shall become inoperative.

XXIV. **E-VERIFY.** Effective January 1, 2021, public and private employers, contractors and subcontractors will begin required registration with, and use of, the E-verify system in order to verify the work authorization status of all newly hired employees. Contractor acknowledges and agrees to utilize the U.S. Department of Homeland Security's E-Verify System to verify the employment eligibility of: a) All persons employed by Contractor to perform employment duties within Florida during the term of the contract; and b) All persons (including sub-vendors/subContractors/subcontractors) assigned by Contractor to perform work pursuant to the contract with the Village. The Contractor acknowledges and agrees that use of the U.S. Department of Homeland Security's E-Verify System during the term of the contract is a condition of the contract with the Village of Bal Harbour.

Should Vendor become the successful Contractor awarded for the above-named project, by entering into this Agreement, the Contractor becomes obligated to comply with the provisions of § 448.095, FL. Statutes, as amended from time to time. This includes but is not limited to utilization of the E-Verify System to verify the work authorization status of all newly hired employees; and requiring all Subcontractors to provide an affidavit attesting that the Subcontractor does not employ, contract with, or subcontract with, an unauthorized alien. The Contractor shall maintain a copy of such affidavit for the duration of the contract. Failure to comply will lead to termination of this Contract, or if a Subcontractor knowingly violates the statute, the Subcontract must be terminated immediately. Any challenge to termination under this provision must be filed in the Circuit Court no later than 20 calendar days after the date of termination. If this contract is terminated for a violation of the statute by the Contractor, the Contractor may not be awarded a public contract by the Village for a period of 1 year after the date of termination.

XXV. **HUMAN TRAFFICKING.** By entering into this Agreement, the Contractor is obligated to comply with the provisions of Section 787 06, Florida Statutes. This compliance includes the Contractor providing an affidavit that it does not use coercion for labor or services. This attestation by the Contractor shall be in the form attached to this Agreement and must be executed by the Contractor when entering into an agreement with the Village.

The Contractor further affirms that if it is found in violation of the required Affidavit, such violation shall render this Agreement void. This Agreement shall also be void if the Contractor submits a false Affidavit pursuant to Section 787.06, F.S., or the Contractor violates Section 787.06, F.S., during the term of this Agreement even if the Contractor was not in violation at the time it submitted its Affidavit.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, Contractor has signed and delivered this Agreement, and the Village has caused this Agreement to be signed and delivered by its duly authorized officer or representative, all as of the date first set forth above.

CONTRACTOR :
L Diaz Design
16816 NW 83rd Court
Miami Lakes, FL 33016

VILLAGE :
Bal Harbour Village
655 Ninety-Sixth Street
Bal Harbour, FL 33154

By: _____
Manager

By: _____
Jorge M. Gonzalez, Village

Attest : _____
Dwight S. Danie, Village Clerk

Approved as to form and legal sufficiency, for the use and reliance of the Bal Harbour Village only.

By: _____
Village Attorney

EXHIBIT A

BAL HARBOUR VILLAGE SIGNAGE DESIGN PROPOSAL

ATTN: RAMIRO INGUANZO

02 - 25 - 2026

Overview

L Diaz Design Inc. is pleased to present this proposal for the design and development of a comprehensive monument and signage system for Bal Harbour Village.

The scope includes concept ideation, design development, and preparation of production-ready documentation for the Collins Avenue entry monuments, the Waterfront Park landmark monument at 96th Street, mobile event totems, and a coordinated address totem system for residential properties along Collins Avenue. Services include contextual analysis, material and lighting studies, scaled elevations, digital mock-ups integrated into site photography, stakeholder presentations, revision coordination, and final fabrication-ready design files.

Our approach emphasizes durability, visibility, architectural integration, and consistency across all signage elements, ensuring a cohesive identity that aligns with the Village's character and long-term civic infrastructure goals.

Scope of work

1. CONCEPT & IDEATION

Creative exploration and conceptual development of two primary monument signage concept Design inspired by the village's refined coastal lifestyle and architectural context.

Integration of materials such as brushed metal, optional back-lighting for night visibility.

Presentation of three creative design directions illustrating aesthetic, materials, and scale.

2. LOCATIONS

A. Collins Avenue Monuments (2)

Two custom monument installations designed to serve as elegant entry markers along Collins Avenue.

Emphasis on visibility, durability, and aesthetic harmony with surrounding landscape.

Designs will complement both vehicular and pedestrian perspectives.

B. Waterfront Park Monument (96th Street) (1)

A signature large-scale monument signage for Bal Harbour's Waterfront Park.

Serves as a landmark and photo opportunity for residents and visitors.

Design to integrate with natural surroundings and offer ambient back-lighting for evening presence.

C. Photo-Op Totem Signage (2)

A mobile, branded signage installation for community events, festivals, and activations.

Designed for versatility and ease of transport.

Crafted as an interactive photo moment promoting the Bal Harbour Village identity on social and digital platforms.

D. Collins Avenue Address Totems (Multiple – Per Building)

A series of refined, small-scale address totems positioned in front of each residential property along Collins Avenue.

Designed to clearly identify both the building name and street address, these totems will provide consistency and clarity throughout the corridor.

The design will follow the established Bal Harbour Village visual language, ensuring cohesion with the primary monuments while maintaining a discreet, elegant presence at a pedestrian scale.

3. DESIGN DEVELOPMENT

Refinement of approved design concept into production-ready visualizations.

Creation of digital mock-ups, and scaled visuals for review.

Coordination of feedback sessions and revisions.

4. PRESENTATION & MEETINGS

Participation in creative presentations with the project manager and project teams.

Inclusion of meeting time, design revisions, and supporting materials.

5. DELIVERABLES

Three (3) concept design

Digital mock-ups showcasing monument signage within real site photography.

Final presentation deck and production-ready design files.

Design cost

1. BAL HARBOUR CITY ENTRY MONUMENTS

(Collins Avenue & 102 Street / Collins Avenue & 96 Street)

Scope includes:

- Concept development
- Photorealistic digital visualizations (day & night studies)
- Design refinement and dimensional studies
- Material and lighting intent documentation
- Production-ready artwork and fabrication files

DESIGN FEE: \$14,500

2. WATERFRONT PARK LANDMARK MONUMENT

Scope includes:

- Concept development
- Digital visualizations
- Design refinement
- Documentation and fabrication-ready files

DESIGN FEE: \$5,500

3. PHOTO-OP TOTEMS (2 UNITS)**

Scope includes:

- Concept development
- Visualization studies
- Design detailing
- Production-ready artwork

DESIGN FEE: \$3,500

4. MASTER DESIGN – COLLINS AVENUE ADDRESS TOTEM SYSTEM

Scope includes:

- Development of scalable design language
- System framework and material strategy
- Fabrication-ready master files

DESIGN FEE: \$1,500

TOTAL

\$25,000.00

Timeline

PROJECT TIMELINE

Phase 1: Concept Design & Ideation — 6 weeks

Phase 2: Design Refinement & Digital Mock-Ups — 4 weeks

Phase 3: Presentation & Final Adjustments — 3 week

(Timeline flexible based on client feedback and meeting schedule.)

**PROFESSIONAL SERVICES AGREEMENT BETWEEN
BAL HARBOUR VILLAGE and PRINT PRO SHOP**

This Professional Services Agreement ("Agreement") is made and entered into as of the ____ day of _____ 2026 (the "Effective Date") between Bal Harbour Village, a Florida municipality (the "Village") and Print Pro Shop, whose business address is 660 NW 8th Street, Miami, FL 33150 (the "Contractor"), with each being referred to herein as a Party or collectively as the "Parties."

WHEREAS, the Contractor wishes to engage a public full-service sign and print shop firm to provide fabrication and installation services for the Village's comprehensive signage program in conjunction with the Village's 80th anniversary; and

WHEREAS, the Village reviewed the proposals from interested firms and determined it is in the Village's best interest to utilize the services of Print Pro Shop and enter into an agreement for a one-year term for these services.

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Village and Contractor hereby agree as follows:

- I. **TERM.** The initial term of this Agreement shall commence on the Effective Date and shall remain in effect for a period of one year unless otherwise terminated with or without cause, in accordance with the provisions contained herein (the "Term") for an annual amount not to exceed Two Hundred Ninety Thousand Seventy Dollars (\$290,070).
- II. **SERVICES.** Contractor agrees to provide sign fabrication and installation services during the 2026 milestone year. (collectively, the "Services"), a complete list of which is attached hereto as Exhibit "A." During this engagement, the Parties may mutually agree to revise the Scope of Services in conjunction with signage program activities.
- III. **RELATIONSHIP OF THE PARTIES.** During the term of this Agreement, the relationship of the Parties shall be that of the client and independent Contractor. Village shall not control the means and methods used by Contractor in performing the Services. Contractor shall perform the Services at the request of the Village Manager or his designee. Nothing set forth in this Agreement shall be construed to create the relationship of employer and employee or principal and agent between Village and Contractor. Contractor shall not act or attempt to act or represent itself, directly or indirectly or by implication, as an employee of Village or in any manner assume or create, or attempt to assume or create, any obligation on behalf of or in the name of Village. Accordingly, Contractor shall not attain, nor be entitled to, any rights or benefits of the Village, nor any rights generally afforded the Village employees. Contractor further understands that Florida Worker's Compensation benefits available to employees of the Village are not available to Contractor or to any employee or agent of the Contractor. All employees and sub-contractors of the Contractor shall be considered to be, at all times, the sole employees or contractors of the Contractor, under its sole direction and not an employee, contractor or agent of the Village.

IV. **COMPENSATION.** The Village shall pay Contractor a total fee in the amount not to exceed Two Hundred Ninety Thousand Seventy Dollars (\$290,070).

V. **WARRANTIES.** Contractor represents and warrants that Contractor is free to enter into the terms of this Agreement and that Contractor has no obligation to any third party or otherwise that are inconsistent with any of its provisions. Contractor further represents and warrants that Contractor has and shall maintain for the duration of this Agreement, all professional licenses required to be held by an individual or entity providing the Services by any and all federal, state or local law, rule or policy. This Section 5 shall survive termination of this Agreement.

VI. **TERMINATION.**

a) Termination for Cause. If a Party fails to fulfill in a timely manner, or otherwise violates or defaults upon, any of the covenants, agreements, or stipulations material to this Agreement, the non-defaulting Party, shall thereupon have the right to terminate this Agreement for cause. Prior to exercising its option to terminate for cause, the non-defaulting Party shall notify the defaulting Party of its violation of the particular term(s) of this Agreement, and shall grant the defaulting Party ten (10) business days to cure such default. If such default remains uncured after ten (10) business days, the non-defaulting Party may terminate this Agreement without further notice to defaulting Party. Upon termination, the non-defaulting Party shall be fully discharged from any and all liabilities, duties, and terms arising out of, or by virtue of, the Agreement.

Notwithstanding the above, Contractor shall not be relieved of liability to the Village for damages sustained by the Village by virtue of any breach of the Agreement by the Contractor. The Village, at its sole option and discretion, shall be entitled to bring any and all legal or equitable actions that it deems to be in its best interest in order to enforce the Village's rights and remedies against Contractor. The Village shall be entitled to recover all costs of such actions, including reasonable attorney's fees

b) Termination for Convenience of the Village. The Village may also, through its Village Manager, and for its convenience and without cause, terminate the Agreement at any time during the Term or Renewal Term by giving written notice to Contractor of such termination; which shall become effective ten (10) days following receipt by Contractor of such notice. If the Agreement is terminated for convenience by the Village, Contractor shall be paid for any Services satisfactorily performed up to the date of termination; following which the Village shall be discharged from any and all liabilities, duties, and terms arising out of, or by virtue of, this Agreement.

c) Termination for Insolvency. The Village also reserves the right to terminate the Agreement in the event the Contractor is placed either in voluntary or involuntary bankruptcy or makes an assignment for the benefit of creditors. In such event, the rights and obligations of the parties shall be the same as provided for in Section 6(b).

VII. **MISCELLANEOUS.**

a) Notices. All notices hereunder shall be given in writing by registered or certified mail, return receipt requested, postage prepaid, addressed to the Parties at the following respective addresses, or at such other address as may be designated in writing by either Party to the other, and shall be deemed delivered for all purposes hereunder upon deposit of same into the United States mail:0

b)

To Village: Jorge Gonzalez, Village Manager
Bal Harbour Village
655 95th Street
Bal Harbour, FL 33154

Copy to: Susan Trevarthen, Village Attorney
Weiss Serota Helfman Cole & Bierman, PL
200 East Broward Blvd. Suite 1900
Fort Lauderdale, FL 33301

To Contractor: Print Pro Shop
660 NW 85th Street
Miami, FL 33150

VIII. **Compliance with Laws.** Contractor agrees to comply with all laws, ordinances, rules, and regulations that are now or may become applicable to the Services covered by this Agreement, regardless of the applicable jurisdiction. Contractor shall make its services available to Village residents without regard to race, color, religion or sex, or as otherwise provided by law.

IX. **Severability.** The Parties to this Agreement expressly agree that it is not their intention to violate any public policy, statutory or common law rules, regulations, or decisions of any governmental or regulatory body. If any provision of this Agreement is judicially or administratively interpreted or construed as being in violation of any such policy, rule, regulation, or decision, the provision, sections, sentence, word, clause, or combination thereof causing such violation will be inoperative (and in lieu thereof there will be inserted such provision, section, sentence, word, clause, or combination thereof as may be valid and consistent with the intent of the Parties under this Agreement) and the remainder of this Agreement, as amended, will remain binding upon the Parties, unless the inoperative provision would cause enforcement of the remainder of this Agreement to be inequitable under the circumstances.

X. **Successors and Assigns.** This Agreement shall be binding upon the Parties and their respective successors, heirs and assigns. However, the Parties agree that nothing contained herein shall authorize the assignment of this Agreement or the delegation of any duties hereunder by either Party, unless previously set out in this Agreement, without the prior written consent of the other Party.

- XI. **Headings.** The sections headings used in this Agreement are for reference and convenience only and shall not enter into the interpretation hereof.
- XII. **Survival of Terms.** Termination or expiration of this Agreement for any reason shall not release either Party from any liabilities or obligations set forth in this Agreement which (a) the Parties have expressly agreed shall survive any such termination, or (b) remain to be performed and by their nature would be intended to be applicable following any such termination or expiration. Any liabilities which have accrued prior to termination pursuant to the insurance and/or indemnification obligations set forth below shall survive the termination of this Agreement.
- XIII. **Waiver.** No delay or omission by either Party hereto, in the exercise of any right or remedy hereunder, shall impair such right or remedy or be construed to be a waiver thereof. Any waiver of any such right or remedy by any Party must be in writing and signed by the Party against which such waiver is sought. A waiver by either of the Parties hereto of any of the covenants to be performed by the other or any breach thereof shall not be construed to be a waiver of any succeeding breach thereof or any other covenant herein contained. All remedies provided for in this Agreement shall be cumulative and in addition to and not in lieu of any other remedies available to either Party at law, in equity or otherwise.
- XIV. **Force Majeure.** Non-performance of Contractor or Village shall be excused to the extent that performance is rendered impossible or delayed by strike, fire, hurricane, flood, terrorism, governmental acts or orders or restrictions, or other similar reason where failure to perform is beyond the control of and not caused by the negligence of the non-performing Party ("Force Majeure"), provided that the non-conforming Party gives prompt notice of such conditions to the other Party and makes all reasonable efforts to perform.
- XV. **Governing Laws.** This Agreement shall be governed by, construed in accordance with, the laws of the State of Florida. The venue for any dispute arising from this Agreement shall be the Circuit Court of Miami-Dade County, Florida. The Parties voluntarily waive any right to trial by jury in the event of litigation between the Parties, which in any way arises out of this Agreement or the Services.
- XVI. **Entire Agreement.** The Agreement and its exhibits constitute the entire agreement of the Parties with respect to the subject matter hereof and supersedes all previous written, and all previous or contemporaneous oral negotiations, understandings, arrangements, and agreements. Unless expressly provided for otherwise in this Agreement, this Agreement may be amended only by a written amendment signed by both Parties hereto.
- XVII. **Indemnification.** To the extent permitted by law, Contractor agrees to indemnify, defend and hold harmless the Village and its directors, officers and employees from and against any liability (including, without limitation, reasonable costs and attorney's fees) incurred by the Village to the extent caused by Contractor's negligent acts, errors or omissions, or the

failure, malfunction, installation or removal of the Decorations, including judgments in favor of any third party.

Nothing in this Agreement shall be deemed or treated as a waiver by the Village of any immunity to which it is entitled by law, including but not limited to the Village's sovereign immunity as set forth in Section 768.28, Florida Statutes.

- XVIII. **No Contingent Fees.** The Contractor warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the Contractor, to solicit or secure this Agreement, and that it has not paid or agreed to pay any person(s), company, corporation, individual or firm, other than a bona fide employee working solely for the Contractor, any fee, commission, percentage, gift, or any other consideration, contingent upon or resulting from the award or making of this Agreement.
- XIX. **Access to Records and Audit Clause.** Contractor agrees to permit the Village to examine all records which are, in any way, related to the Services provided in this Agreement, and grants to the Village the right to audit any books, documents and papers of Contractor that were generated during the course of the administration of this Agreement. Contractor shall maintain the records, books, documents and papers associated with this Agreement in accordance with the "Public Records Act", and in accordance with the Florida Statutes. Upon the Village's request, Contractor shall provide the Village with copies of all public records related to this Agreement, at no cost to the Village.
- XX. **Non Discrimination.** Contractor certifies that it does not discriminate in its membership or policies based on race, color, national origin, religion, sex, sexual orientation, familial status or handicap. Contractor further agrees that neither Contractor, nor any parent company, subsidiaries or affiliates of Contractor are currently engaged in, nor will engage in, during the term of this Agreement, the boycott of a person or business based in or doing business with a member of the World Trade Organization or any country with which the United States has free trade.
- XXI. **Contractor's Compliance With Florida Public Records Law.** Pursuant to Section 119.0701 of the Florida Statutes, Contractor agrees to:
- A. Keep and maintain public records in Contractor's possession or control in connection with Contractor's performance under this agreement. Contractor shall ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed, except as authorized by law, for the duration of the Agreement, and following completion of the Agreement until the records are transferred to the Village.
 - B. Upon request from the Village's custodian of public records, Contractor shall provide the Village with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by Chapter 119, Florida Statutes, or as otherwise provided by law.
 - C. Unless otherwise provided by law, any and all records, including but not limited to reports, surveys, and other data and documents provided or created in connection with this Agreement are and shall remain the property of the Village.

Notwithstanding, it is understood that at all times Contractor's workpapers shall remain the sole property of Contractor, and are not subject to the terms of this Agreement.

- D. Upon completion of this Agreement or in the event of termination by either party, any and all public records relating to the Agreement in the possession of Contractor shall be delivered by Contractor to the Village Manager, at no cost to the Village, within seven (7) days. All such records stored electronically by Contractor shall be delivered to the Village in a format that is compatible with the Village's information technology systems. Once the public records have been delivered upon completion or termination of this Agreement, Contractor shall destroy any and all duplicate records that are exempt or confidential and exempt from public records disclosure requirements. Notwithstanding the terms of this Section, the Parties agree and it is understood that Contractor will maintain a copy of any information, confidential or otherwise, necessary to support its work product generated as a result of its engagement for services, solely for reference and archival purposes in accordance with all applicable professional standards, which will remain subject to the obligations of confidentiality herein.
- E. Any compensation due to Contractor shall be withheld until all records are received as provided herein.
- F. Contractor's failure or refusal to comply with the provisions of this section shall result in the immediate termination of this Agreement by the Village.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 305-866-4633 clerk@balharbourfl.gov OR BY MAIL: Village of Bal Harbour - Village Clerk's Office, 655 96th Street, Bal Harbour, FL 33154.

XXII. **INSURANCE.** Contractor shall at all times carry comprehensive general liability insurance, comprehensive automobile liability insurance, and workers' compensation insurance (if applicable) with minimum policy limits for each coverage in the amounts specified in the below:

- a) Worker's Compensation Coverage must apply for all employees and statutory limits in compliance with the applicable state and federal laws. In addition, the policy must include the following:
 - Employer's Liability with a minimum limit per accident in accordance with statutory requirements; and
 - The policy must be endorsed to provide Village with 30 days' written notice of cancellation and/or restriction.
- b) General Liability coverage must include:
 - \$2,000,000.00 combined limit per claim; and
 - Contractual coverage applicable to this specific Agreement, including any hold harmless and/or indemnification Agreement.

- c) Comprehensive Automobile Liability Coverage must be afforded on a form no more restricted than the latest edition of the Comprehensive Automobile Liability Policy filed by the Insurance Services Office and must include:
- \$2,000,000.00 combined single limit per accident for bodily injury and property damage;
 - Owned Vehicles;
 - Hired and Non-Owned Vehicles;
 - Employee Non-Ownership; and
 - The policy must be endorsed to provide the Village with 30 days' written notice of cancellation and/or restriction.

Contractor shall provide the Village with certificates of insurance evidencing the coverage required herein. All insurance policies shall be issued by companies authorized to do business in the State of Florida and shall have a rating of at least B+:VI or better per Best's Key Rating Guide, latest edition. With the exception of the worker's compensation insurance, Contractor shall provide an endorsement to the policy naming the Village as additional insured and providing that the policy may not be cancelled without thirty days' prior written notice to the Village.

XXIII. SCRUTINIZED COMPANIES LIST. Contractor certifies that it and its subcontractors are not on the Scrutinized Companies that Boycott Israel List. Pursuant to Section 287.135, F.S., the City may immediately terminate this Agreement at its sole option if the Contractor or its subcontractors are found to have submitted a false certification; or if the Contractor, or its subcontractors are placed on the Scrutinized Companies that Boycott Israel List or is engaged in the boycott of Israel during the term of the Agreement.

If this Agreement is for more than one million dollars, the Contractor certifies that it and its subcontractors are also not on the Scrutinized Companies with Activities in Sudan, Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or engaged with business operations in Cuba or Syria as identified in Section 287.135, F.S. Pursuant to Section 287.135, F.S., the City may immediately terminate this Agreement at its sole option if the Contractor, its affiliates, or its subcontractors are found to have submitted a false certification; or if the Contractor, its affiliates, or its subcontractors are placed on the Scrutinized Companies with Activities in Sudan List, or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or engaged with business operations in Cuba or Syria during the term of the Agreement.

The Contractor agrees to observe the above requirements for applicable subcontracts entered into for the performance of work under this Agreement. As provided in Subsection 287.135(8), F.S., if federal law ceases to authorize the above-stated contracting prohibitions then they shall become inoperative.

XXIV. E-VERIFY. Effective January 1, 2021, public and private employers, contractors and subcontractors will begin required registration with, and use of, the E-verify system in order to verify the work authorization status of all newly hired employees. Contractor acknowledges and agrees to utilize the U.S. Department of Homeland Security's E-Verify System to verify the employment eligibility of: a) All persons employed by Contractor to perform employment duties within Florida during the term of the contract; and b) All

persons (including sub-vendors/subContractors/subcontractors) assigned by Contractor to perform work pursuant to the contract with the Village. The Contractor acknowledges and agrees that use of the U.S. Department of Homeland Security's E-Verify System during the term of the contract is a condition of the contract with the Village of Bal Harbour.

Should Vendor become the successful Contractor awarded for the above-named project, by entering into this Agreement, the Contractor becomes obligated to comply with the provisions of § 448.095, FL. Statutes, as amended from time to time. This includes but is not limited to utilization of the E-Verify System to verify the work authorization status of all newly hired employees; and requiring all Subcontractors to provide an affidavit attesting that the Subcontractor does not employ, contract with, or subcontract with, an unauthorized alien. The Contractor shall maintain a copy of such affidavit for the duration of the contract. Failure to comply will lead to termination of this Contract, or if a Subcontractor knowingly violates the statute, the Subcontract must be terminated immediately. Any challenge to termination under this provision must be filed in the Circuit Court no later than 20 calendar days after the date of termination. If this contract is terminated for a violation of the statute by the Contractor, the Contractor may not be awarded a public contract by the Village for a period of 1 year after the date of termination.

XXV. **HUMAN TRAFFICKING.** By entering into this Agreement, the Contractor is obligated to comply with the provisions of Section 787.06, Florida Statutes. This compliance includes the Contractor providing an affidavit that it does not use coercion for labor or services. This attestation by the Contractor shall be in the form attached to this Agreement and must be executed by the Contractor when entering into an agreement with the Village.

The Contractor further affirms that if it is found in violation of the required Affidavit, such violation shall render this Agreement void. This Agreement shall also be void if the Contractor submits a false Affidavit pursuant to Section 787.06, F.S., or the Contractor violates Section 787.06, F.S., during the term of this Agreement even if the Contractor was not in violation at the time it submitted its Affidavit.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, Contractor has signed and delivered this Agreement, and the Village has caused this Agreement to be signed and delivered by its duly authorized officer or representative, all as of the date first set forth above.

CONTRACTOR :
Print Pro Shop
660 NW 85th Street
Miami, FL 33150

VILLAGE :
Bal Harbour Village
655 Ninety-Sixth Street
Bal Harbour, FL 33154

By: _____
Manager

By: _____
Jorge M. Gonzalez, Village

Attest : _____
Dwight S. Danie, Village Clerk

Approved as to form and legal sufficiency, for the use and reliance of the Bal Harbour Village only.

By: _____
Village Attorney



BAL HARBOUR

- V I L L A G E -

Village Signage

EXHIBIT A

477

ENTRANCE SIGNAGE DIMENSIONS

SIGN 1 – NORTH ENTRANCE VIEW

Metal Totem - Pattern Emboss

- Sleek metal totem featuring an embossed Bal Harbour-inspired pattern.
- BHV Teal interior finish adds depth and visual contrast
- Integrated LED lighting enhances texture and nighttime presence
- Current Sign is 8 feet wide, 5 feet high, 19 inches thick
- Proposed sign is same width, slightly taller, and slightly thinner.



10227 COLLINS AVE.







ENTRANCE SIGNAGE DIMENSIONS

SIGN 2 - SOUTH ENTRANCE VIEW

Metal Totem - Pattern Emboss

- Similar look and feel as north end
- Current Sign at South End is 16 feet wide, 5 feet high, 19 inches thick.
- Proposed Sign is 1 foot less wide, but 2.5 feet taller.



9600 COLLINS AVE.





ENTRANCE SIGNAGE DIMENSIONS

SIGN 3 - PARK



- Large-scale sculptural lettering in brushed aluminum or powder-coated metal, integrated with the park's landscape and furnishings.





Metal Bone

SOCIAL MEDIA SIGNAGE - MOMENTS

MOMENTS

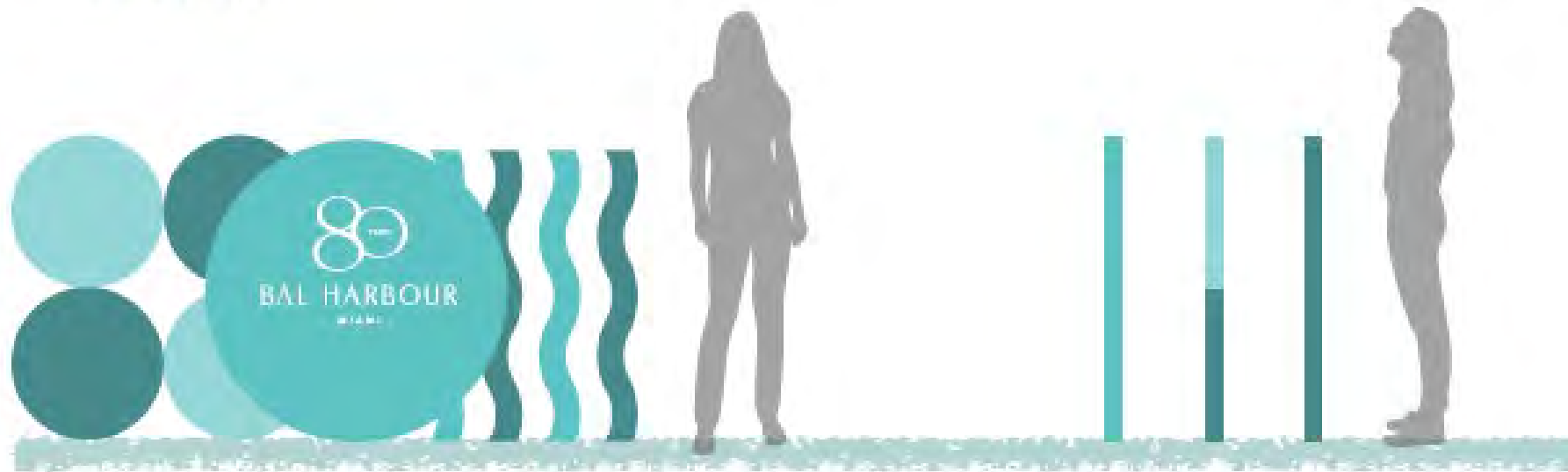
Sculptural installations inspired by Bal Harbour's patterns and forms, placed in key locations to create iconic, shareable moments. Crafted in acrylic or metal, these pieces reflect light and surroundings, inviting visitors to interact, photograph, and celebrate the Village's distinctive identity.

OPTION 1



SOCIAL MEDIA SIGNAGE - MOMENTS

OPTION 2



FRONT

SIDE

SOCIAL MEDIA SIGNAGE - MOMENTS



VILLAGE HALL

PARK



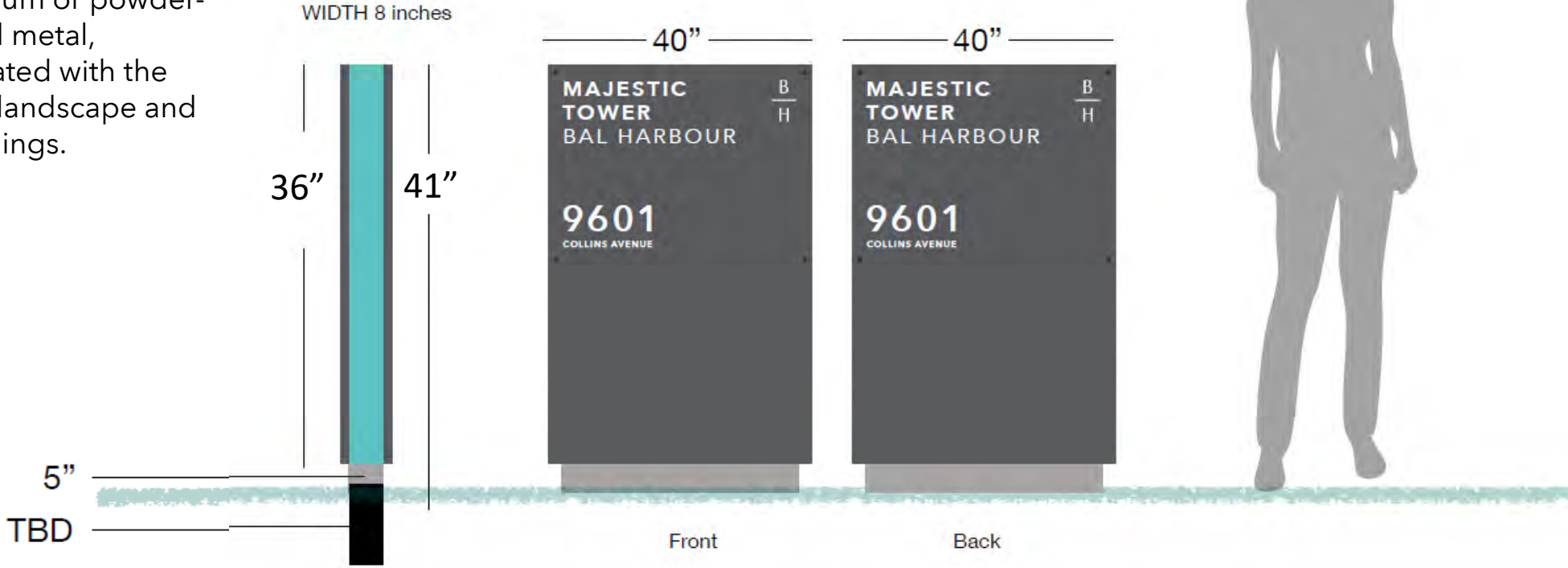
BEACH PATH



DIRECTIONAL SIGNAGE DIMENSIONS

BUILDING / PROPERTIES

- Large-scale sculptural lettering in brushed aluminum or powder-coated metal, integrated with the park's landscape and furnishings.



ADDRESS SIGNAGE



Cost Summary

Print Pro Shop (Fabrication and Installation)

North Collins Welcome / Entrance Sign:	\$52,845
South Collins Welcome / Entrance Sign:	\$110,540
Waterfront Park Placemaking Sign:	\$11,085
Two Branded Installations (Waterfront Park & Beach Path):	\$11,800
Residential Building Identification Signage (21):	\$100,800
Engineering and Permit Processing:	\$3,000

Total Not-To-Exceed (Print Pro Shop): \$290,070


The costs associated with Print Pro Shop include fabrication, installation, engineering coordination, permitting, and electrical components necessary to support illuminated signage elements.

BAL HARBOUR

- VILLAGE -

DISCUSSION ITEM

TO: Honorable Mayor and Village Council

FROM: Jorge M. Gonzalez, Village Manager 

DATE: April 20, 2026

SUBJECT: **Discussion Regarding Vacant Lot Standards in the Gated Residential Community requested by Vice Mayor David Wolf**

This item was brought forth and requested by Vice Mayor David Wolf. Please place an item on the April 20, 2026, Village Council Meeting Agenda for a discussion regarding proposed vacant lot standards within the gated residential community.

A proposed ordinance concept outlining these standards is attached for the Village Council's consideration, and the BHCA has voted to approve this proposal as presented.

In reviewing the proposed ordinance concept regarding vacant lot standards, it is important to note that the Village Code already includes general maintenance requirements applicable to all properties, including vacant lots. These provisions address issues such as overgrown vegetation, debris, and overall property upkeep, including Sections 11-3 (Keeping Unclean Premises) and 5.5-6 (Maintenance for Good Appearance).

The current proposal provides an opportunity to further clarify and potentially enhance these standards, particularly as they relate to the appearance and use of vacant lots within the gated residential community. To the extent there are concerns, they may relate to strengthening existing provisions or ensuring more consistent application and enforcement.

Additionally, the proposed requirement for perimeter hedge screening on actively used vacant lots would represent a new standard within the Code. As such, staff can evaluate how this requirement could be incorporated into the existing regulatory framework in a clear and consistent manner.

PROPOSED ORDINANCE CONCEPT
Vacant Lot Standards in the Gated Residential Community
Bal Harbour Village, Florida

The Problem

Within the gated residential area (R-1 and R-2 districts), there are vacant lots that fall into two categories. Some are unused and sit empty. Others are actively being used by their owners or tenants — often the owner of the adjacent home — as an extension of their property.

For lots that are being used, the problem is visibility. Because these lots have no principal structure, they typically have no hedging or landscape screening. Whatever is on the lot is fully exposed to the street and neighboring properties, which is inconsistent with the aesthetic standard of this community.

For lots that sit unused, there is no current standard requiring that they be kept in a well-maintained condition. Some are neglected, with overgrown grass, debris, or an unkempt appearance that affects the look of the neighborhood.

What We Are Proposing

Two straightforward standards for vacant lots in R-1 and R-2:

1. Unused vacant lots must be well kept at all times.

Every vacant lot must be maintained in a clean, neat, and orderly condition, regardless of whether it is being used. This means:

- Grass mowed and maintained regularly
- No overgrown vegetation, weeds, or dead landscaping
- No accumulation of debris, litter, or waste materials
- Existing trees and perimeter plantings kept trimmed and healthy

No hedging is required for an unused vacant lot. It just needs to be well kept.

2. Vacant lots that are being used must have perimeter hedge screening.

Any vacant lot that is actively being used — meaning any items, equipment, or personal property have been placed on it — must have a hedge installed and maintained around the full perimeter to screen the lot from view. This proposal does not address what may or may not be placed on a vacant lot; that is a separate matter. It simply requires that if a vacant lot is being used, it must be screened.

Hedge requirements:

- Minimum 5 feet tall
- Dense enough to substantially obscure the view from the street and adjacent properties
- Kept neat and trimmed at all times
- Cannot block traffic visibility on rights-of-way
- Reasonable gaps allowed for access

Where This Fits in the Code

We suggest this be added as a new section in Chapter 21, Article IV (Supplementary District Regulations), following the same approach used for the portable storage unit ban (Sec. 21-364), the underground parking prohibition (Sec. 21-365), and the affordable housing incentives (Sec. 21-366). A new Sec. 21-367 would be appropriate.

The existing hedge provisions in Sec. 21-358(g) already allow hedges at any height in R districts as long as they're trimmed and don't obstruct traffic. This proposal is consistent with that framework.

Compliance Timeline

We recommend a 60-day compliance period from the effective date for the hedge screening requirement on lots that are currently being used. The well-kept maintenance standard would apply immediately upon adoption.

Enforcement

Standard code enforcement through Chapter 2, Article V. No new enforcement mechanism is needed.

Submitted for review and drafting by the Village Manager and Village Attorney.

BAL HARBOUR

- V I L L A G E -

DISCUSSION ITEM

TO: Jorge M. Gonzalez, Village Manager

FROM: David Wolf, Vice Mayor

DATE: April 20, 2026

SUBJECT: **Discussion Regarding Lighting Along the Beach Path**

Please place an item on the April 20, 2026 Village Council Meeting Agenda for a discussion regarding lighting along the beach path.

BAL HARBOUR

- VILLAGE -

MEMORANDUM

TO: Honorable Mayor and Council

FROM: Dwight S. Danie, Village Clerk 

DATE: April 14, 2026

RE: Lobbyist Registration Report

Name of Lobbyist	Principal Represented	Date Registered
Ian DeMello	Mathew Whitman Lazenby	12/23/25
John Shubin	Mathew Whitman Lazenby	12/23/25
Robert Lincoln	Mathew Whitman Lazenby	12/23/25
Thomas Robertson	Bal Harbour Civic Association	01/13/26
Wesley Hevia	Richard Alman & Robin Alman	01/20/26
Carter McDowell	LK Hotel, LLC	01/20/26
Nicholas Noto	Carlton Terrace Owner	01/20/26
Caroline Travis	Bal Harbour Shops LLC	01/27/26
Ivor Nicholas Massey	Bal Harbour Shops LLC	01/27/26
Benjamin Elias	Bal Harbour Shops LLC	01/27/26

BAL HARBOUR

- VILLAGE -

MEMORANDUM

TO: Honorable Mayor and Council

FROM: Susan L. Trevarthen *SLT*

DATE: April 13, 2026

RE: Monthly Report of Village Attorney for March 2026 Activities

Here is the monthly report on the Village Attorney's activities. While we attend to Village business and confer with Village officials continuously, this report highlights specific tasks and projects for the month. Please contact me or Robert Meyers if you have any questions about this report.

Retainer Services

Within the fixed fee retainer in March 2026 (107), we completed our work for the March Council meeting agenda, attended the meeting, and began to review, advise, and prepare documents for agenda items for the April Council meeting. We attended the weekly staff meetings and the monthly agenda review and after action meetings.

Specific additional matters included:

- Conferred with staff reviewed and analyzed FPL/Murphy notice of claim; reviewed case law and statutory law concerning easements and liability issues for incorrectly identifying utility locations.
- Reviewed communications from staff and drafted termination letter to Tourism Economics for breach of contract.
- Conferred with staff and reviewed status of exemption from ad valorem property taxes for 9800 Collins Avenue property for 2027. Conferred with staff, reviewed property bills, and tax exemptions for property leased to Bal Harbour Shops and discussed approach to collection of 2026 taxes.
- Drafted hold harmless agreement for Bicycle Ride with Police Department event.
- Reviewed HB 1329 and prepared memorandum regarding the bill's impact on Village,
- Reviewed and responded to an inquiry concerning the regulation of smoking.
- Research and review of beach access easements and documents.
- Conferred with staff and conducted research on the establishment of a stormwater program and the billing of the stormwater utility assessment on water bills.

- Revised and drafted 4 ordinances and met with staff for April and May meetings re development standards in Gated Community and RM-5.
- Reviewed and responded to a police officer termination case; and conferred with staff and drafted a separation and severance agreement for Finance Department employee.
- Analyzed inquiry from police.

Additional Services

For the Security/Landscaping Assessment matter, we spent considerable time analyzing issues, reviewing, researching, and conferring with staff, in order to create the initial draft of the proposed second amended and restated milestone agreement in response to term sheet from Civic Association, and then revise it in response to staff input.

For Zyscovich Architects matter, we had discussions concerning open invoices, water intrusion issues and settlement; responded to audit letter request; and reviewed issues, drafted and followed up with opposing counsel on the motion to lift stay.

For Investigation of Employee matter, we analyzed complaint and conferred with Village Manager's office; reviewed applicable policies and procedures; and began interviewing witnesses.

For the Bal Harbour Shops matter, we conferred with litigators and researched/reviewed challenge to LLA by Hillsborough County.